



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Rose Cottage Baulk End

£110,000

Easington, HU12 0TL



Set in the lovely village of Easington and within a 10 minute walk to the beach is this very well presented two bedroom mid terrace cottage, this charming home offers the perfect weekend retreat for anyone looking for a low maintenance holiday home in the area or those looking to downsize. Briefly comprising of entrance lobby, lounge and rear kitchen, to the first floor are two bedrooms with fitted furniture and a bathroom, outside is an enclosed courtyard style garden at the rear. With uPVC glazing and gas central heating throughout. Available to view via appointment, contact our office today to arrange this.





Lobby

A uPVC front entrance door opens to a small lobby with access to the lounge.

Lounge 13'11" x 12'5" (4.25 x 3.80)

With a uPVC window to front aspect, stairs rising to the first floor landing with cupboard below, radiator and access through to the kitchen.

Kitchen 13'9" x 9'2" (4.20 x 2.80)

Fitted with white units to the base and walls with contrasting black worktops and tiled splash backs. Stainless steel sink and drainer with mixer tap. Fitted electric oven and hob with extraction fan. Plumbing for an automatic washing machine and space for an upright fridge freezer. Radiator, laminate flooring, gas combi-boiler and a uPVC window and door to the rear garden.

Bedroom One 12'1" x 9'6" (3.70 x 2.90)

Double bedroom with a uPVC window to the front aspect, radiator and built-in bedroom furniture include wardrobes and a dressing table.

Bedroom Two 8'6" x 8'2" (2.60 x 2.50)

Rear facing uPVC window, radiator and built-in wardrobe.

Bathroom 5'6" x 5'6" (1.70 x 1.70)

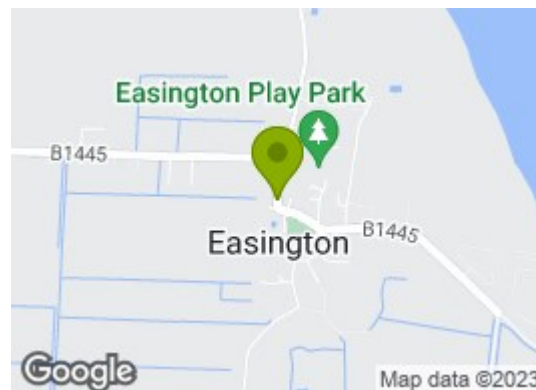
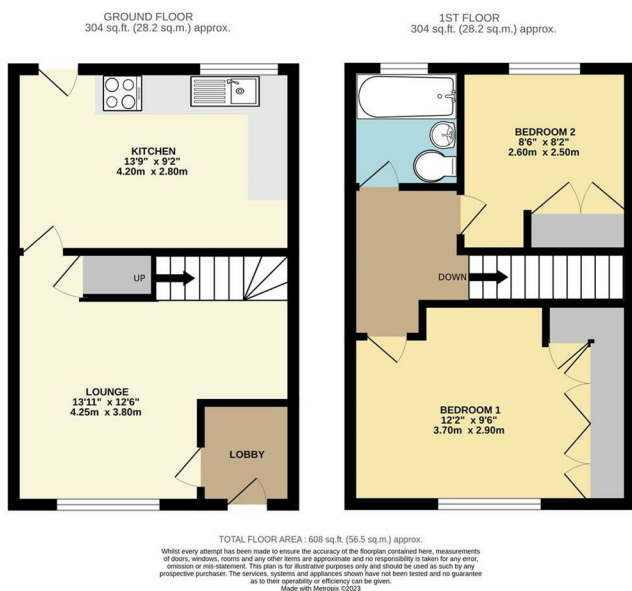
Fitted with a three piece white suite comprised of a panelled bath, low level WC and pedestal wash hand basin. Radiator, tiled splash walls, vinyl flooring and a uPVC window.

Garden

To the rear is a walled courtyard style garden, gravelled for ease of maintenance with a useful wooden storage shed and a gate giving access to a shared pathway leading to the roadside for rear pedestrian access.

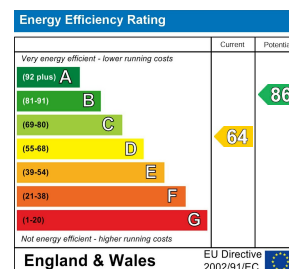
The sellers have said there is a potential for the property to be sold furnished if required, subject to negotiation.

AGENT NOTE



Energy Efficiency Graph

Tenure: Freehold



Electric, gas and mains drainage are connected to the property although these have not been tested by the agent.

Council tax is payable to the East Riding of Yorkshire Council, from internet enquires we are informed this property to be in valuation band A.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make/give any representation or warranty in respect of the property.

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