



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 26 Briary Cottages

£625 Per Month

Dimlington Road Easington, HU12 0TG



Well presented and well maintained two bedroom terrace house, located in this small coastal village only a short distance from Spurn Point nature reserve, well renowned amongst the bird watching community. This flexible property would suit a couple or single occupant and has been finished to a high standard, decorated in neutral tones throughout ready for a tenant to move into, with uPVC glazing and gas central heating in place the accommodation comprises: entrance hall, lounge, open plan kitchen diner, two first floor bedroom with fitted wardrobes and a modern house bathroom, to the rear is an enclosed paved garden and a single garage within a block. Contact us today to arrange a viewing at your earliest convenience. One months rent in advance and a deposit of £721 payable.





### Entrance Lobby

A uPVC front entrance door leads into an entrance lobby with stairs leading to the first floor, ceiling light, central heating radiator and access through into the lounge.

### Lounge 1181'1" x 1148'4" (360 x 350)

3.60m x 3.50m (11' 10" x 11' 6") Good size living room, open plan to the kitchen, with a front facing uPVC window, ceiling light, central heating radiator, under stairs storage cupboard and a feature fireplace with Adam's style fire surround and marble effect hearth housing a gas fire.

### Kitchen Diner 1476'5" x 1115'6" (450 x 340)

4.50m x 3.40m (14' 9" x 11' 2") Open plan dining kitchen across the rear of the property with modern beech effect units to the base and walls with laminated work surfaces with complementing tiled splash backs, stainless steel sink and drainer with mixer tap, slot in

electric cooker and plumbing space for an automatic washing machine. Two uPVC windows to the rear aspect and a door to the garden, two ceiling lights, central heating radiator and laminate flooring.

### Bedroom One 1181'1" x 984'3" (360 x 300)

3.60m x 3.00m plus recess and excluding wardrobes (11' 10" x 9' 10") Double bedroom fitted with a bank of wardrobes to one wall providing plenty of storage, two front facing uPVC windows, ceiling light and central heating radiator.

### Bedroom Two 1115'6" x 853'0" (340 x 260)

3.40m x 2.60m (11' 2" x 8' 6") Good size second bedroom with a fitted wardrobe to one wall, further built in airing cupboard, ceiling light, central heating radiator and a uPVC rear window.

### Bathroom 820'3" x 590'7" (250 x 180)

2.50m x 1.80m (8' 2" x 5' 11") Fitted with a modern three piece white bathroom suite comprising panelled bath with fitted shower and glass screen, vanity wash hand basin with storage cabinet below and a low level WC. Majority tiled walls, ceiling light, central heating radiator and an obscured glazed uPVC window.

### Garden

To the rear is a paved courtyard style garden with well stocked planted borders and enclosed by fenced boundaries with reed screening, a hand gate leads onto a rear ten foot which provides vehicular access to the garage.

### Garage

Single garage within a garage block to the rear of the property with an up and over vehicular door.



GROUND FLOOR  
APPROX. FLOOR  
AREA 337 SQ.FT.  
(31.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 337 SQ.FT.  
(31.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 675 SQ.FT. (62.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Graph

Tenure:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Services include mains gas, electric and drainage connections.

Council tax is paid to the East Riding of Yorkshire Council, we are advised the property is in band A with annual fees of £1096

From Hull head onto the A1033 towards Withernsea. Upon entering Patrington take the right hand fork signposted Easington. Continue past the village church and follow the road through the village of Welwick. Carry on this road, upon entering Easington continue to the T junction between Hull Road and Dimington Road, where the

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.