



**Moortown, 10 Church Lane, Withernwick HU11 4TH**  
**Offers in the region of £129,950**

- In Need of Extensive Repair and Location Refurbishment
- Pleasant Village
- Two Reception Rooms
- Kitchen Garden
- Energy Rating - E

In need of extensive repair and refurbishment this three bedrooned cottage enjoys a pleasant village location with two reception rooms, breakfast kitchen, adjoining outside store, courtyard garden and further enclosed garden.

#### LOCATION

The cottage fronts onto Church Lane which runs between Main Street and West Lambwath Road.

Withernwick is a small Holderness Village which is located about 4.5 miles by road to the south of Hornsea (5.5 miles from town centre to village centre) and about 13 miles to the north east of the city of Hull. The village has a parish population of around 453 (2011 census) with a public house and a limited country bus service. More comprehensive facilities are readily available in the nearby seaside town of Hornsea.

#### ACCOMMODATION

The accommodation has oil fired central heating via hot water radiators and is arranged on two floors as follows:

#### ENTRANCE HALL

3'2" x 3'1" (0.97m x 0.94m)

With stairs leading to the first floor and doorway to:

#### SITTING ROOM

12'6" x 12'10" (3.81m x 3.91m)

With an open fire set in a brick surround, beams to the ceiling and one central heating radiator.

#### LOUNGE

12'11" x 12'9" (3.94m x 3.89m)

With built in cupboards to the side of the chimney breast, display recess, open fire place with brick surround and two central heating radiators.

#### BREAKFAST KITCHEN

13'8" x 16'6" (4.17m x 5.03m)

With fitted base and wall units incorporating work surfaces with an inset sink unit, rear entrance door, a large walk in pantry (7'11" x 5'9") leading off and one central heating radiator.

#### INNER HALL

#### BATHROOM/W.C.

5'5" x 8'7" (1.65m x 2.62m)

With a panelled bath incorporating an electric shower over, pedestal wash hand basin, low level W.C., part tiling to the walls and one central heating radiator.

#### FIRST FLOOR

#### LANDING

With doorways to:

#### BEDROOM 1 (FRONT)

13'1" x 12'8" (3.99m x 3.86m)

With a built in cupboard.

#### BEDROOM 2 (FRONT)

13'1" x 10'5" (3.99m x 3.18m)

With two built in cupboards.

#### BEDROOM 3 (REAR)

12'5" x 12'9" (3.78m x 3.89m)

With built in cupboards and one central heating radiator.

#### OUTSIDE

Whilst the cottage fronts directly onto the pavement there is a small enclosed garden at the immediate rear with an outside utility room (5'7" x 12'2" max) which houses the floor mounted central heating boiler, plumbing for automatic washer and access to a loft area.

Beyond this is a brick built coal house and store. The garden has the benefit of a rear pedestrian access along the side of 11/12 Church Lane and a further access along the rear of the garden of 11/12 Church Lane to reach a good sized kitchen garden which includes an aluminium framed greenhouse and a timber built garden shed.

#### TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.



**VIEWINGS** Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Total area: approx. 126.2 sq. metres (1358.1 sq. feet)