



QUICK&CLARKE

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3 Post Office Row, Withernwick HU11 4TE

Price £99,950

- Appealing Cottage Property

• Village Setting

• Ground Floor Bathroom

• Concreted Rear Yard
- Ideal for First Time Buyers and Investors

• Sitting Room & Kitchen

• Two Bedrooms

• EPC: G

An appealing cottage property located in the pleasant village of Withernwick which would ideally suit a first time buyer, investor or as a holiday home.

LOCATION

This property fronts onto Post Office Row which is located on the Main Street in this attractive East Yorkshire Village.

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 uPVC double glazing and is arranged as follows:

SITTING ROOM

12' x 12' (3.66m x 3.66m)
With uPVC front entrance door, a basket grate fire with ornate tiled inset and hearth with timber surround and mirror above, painted beams to the ceiling, two wall light points and woodgrain effect laminate floor covering.

INNER HALLWAY

Woodgrain effect laminate floor covering.

BATHROOM / WC

7'10 x 4'5 (2.39m x 1.35m)
A three piece suite comprising panelled bath with mixer taps and hand shower over, pedestal wash basin, a low level WC and tile effect laminate floor covering.

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.

KITCHEN

12' narrowing to 9'3 x 11'2 (3.66m narrowing to 2.82m x 3.40m)
Fitted base and wall units incorporating contrasting worksurfaces with an inset stainless steel sink unit and tiled splashbacks, plumbing for an automatic washing machine, built-in cylinder cupboard, stairs leading to the first floor, tile effect laminate floor covering and a split stable type uPVC rear entrance door.

FIRST FLOOR

BEDROOM 1 (FRONT)

12' x 12' (3.66m x 3.66m)
With four door fitted wardrobes incorporating top storage cupboards and woodgrain effect laminate floor covering.

BEDROOM 2 (REAR)

9'1 x 7'2 (2.77m x 2.18m)
With built-in cupboard and wood grain effect laminate floor covering.

OUTSIDE

The property fronts onto the pavement and there is on-street parking available at the front. To the rear is a small, mainly concreted yard with a rear pedestrian access.

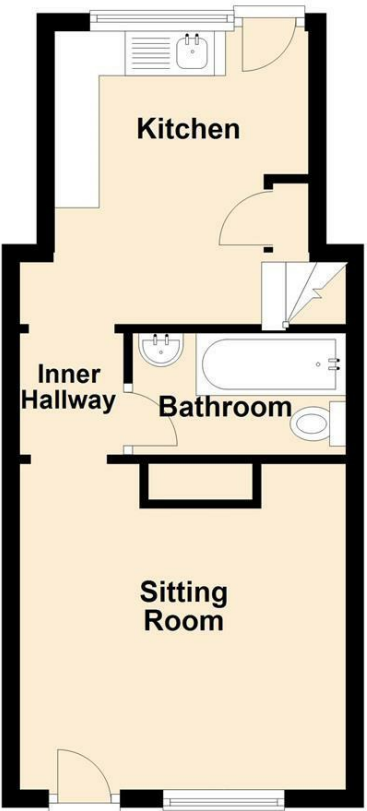
TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

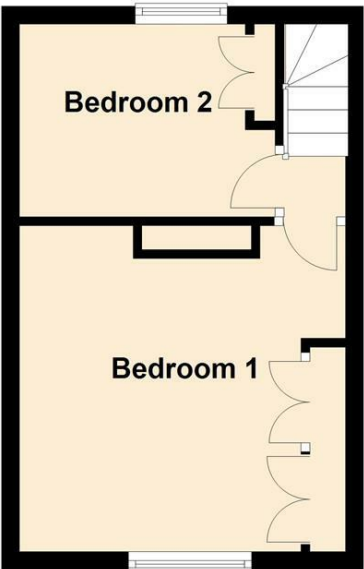
COUNCIL TAX

The Council Tax Band for this property is Band A.

Ground Floor
Approx. 29.0 sq. metres (312.6 sq. feet)



First Floor
Approx. 21.7 sq. metres (233.1 sq. feet)



Total area: approx. 50.7 sq. metres (545.7 sq. feet)