



QUICK&CLARKE
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19 St. Albans Close, Witherwick HU11 4TJ
Offers in the region of £128,000

- No Chain
 - Dining Kitchen
 - Cul-De-Sac Location
 - South Facing to Rear
- Well Proportioned Home
 - M o d e r n S h o w e r Room/w.c
 - Generous Garden
 - Energy Rating - TBC

A well proportioned three bedroomed semi detached home which enjoys a tucked away cul-de-sac location with a spacious dining kitchen, modern shower room and a generous south facing garden to the rear. No Chain.

LOCATION

This property sits at the end of St Albans Close, a pleasant residential cul de sac which leads off West Lambwath Road from Main Street.

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, UPVC double glazing and is arranged on two floors as follows:

ENTRANCE HALL

5'11" x 18'3" (1.80m x 5.56m)
With two built in storage cupboards, stairs leading to the first floor, laminate flooring, UPVC front entrance door and one central heating radiator.

CLOAKS/W.C.

2'6" x 4'6" (0.76m x 1.37m)
With a low level W.C., wash hand basin, full height tiling to the walls and laminate flooring.

LOUNGE

11'4" x 12' (3.45m x 3.66m)
With an open fire incorporating an ornate tiled inset and tiled hearth with timber surround and one central heating radiator.

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.

DINING KITCHEN

17'8" x 14' narrowing to 8'4" (5.38m x 4.27m narrowing to 2.54m)
With fitted base and wall units incorporating contrasting work surfaces with an inset stainless steel sink and tiled splashbacks, built in oven and split level ceramic hob with cooker hood over, plumbing for an automatic washing machine, integrated fridge and freezer, built in storage cupboard, a floor mounted central heating boiler, tile effect laminate flooring, one central heating radiator and UPVC door to the rear garden.

FIRST FLOOR

LANDING

With deep built in cupboard and doorways to:

BEDROOM 1 (FRONT)

11'10" x 14'8" (3.61m x 4.47m)
With an access hatch to the roof space and one central heating radiator.

BEDROOM 2 (REAR)

11'10" x 11'5" (3.61m x 3.48m)
With one central heating radiator.

BEDROOM 3 (FRONT)

8'6" x 9'1" (2.59m x 2.77m)
With an over stairs storage cupboard and one central heating radiator.

SHOWER ROOM/W.C.

6'5" x 5'6" (1.96m x 1.68m)
With a modern suite comprising of a independent shower cubicle with mermaid boarding to the walls, a vanity unit housing the wash hand basin, low level W.C., downlighting to the ceiling and a ladder towel radiator.

OUTSIDE

The property fronts onto an open plan foregarden with a pathway leading along the side of the property providing access to the rear garden.

To the rear is a large concreted patio with a coal store and useful brick outbuilding and a modern oil storage tank. Beyond the patio is a generous garden which enjoys a southerly aspect and a great deal of privacy, the garden is mainly lawned with mature

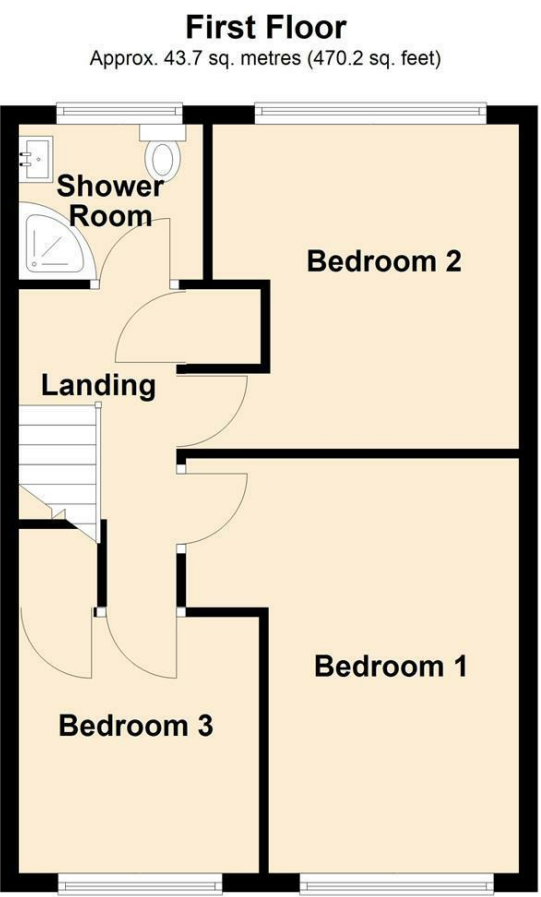
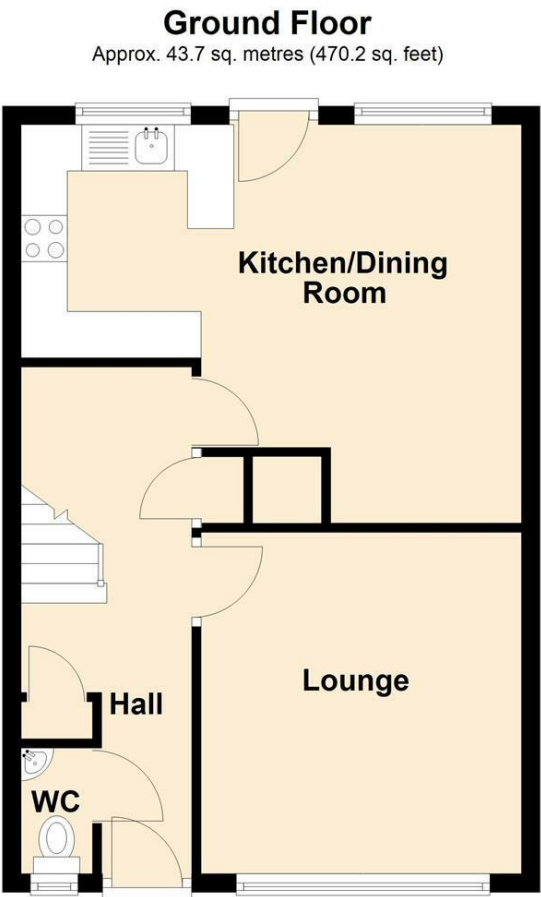
planting, a raised decked terrace and a timber built garden shed. There is also an outside cold water tap and external lighting.

Parking is located on West Lambwath Road and within the cul-de-sac itself.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and there is no onward chain.

COUNCIL TAX BAND: B



Total area: approx. 87.4 sq. metres (940.5 sq. feet)