

FOR SALE

FRANK HILL & SON

(Auctioneers and Valuers) Ltd

ESTABLISHED 1924



Withernsea, HU19 2NW

£210,000

- Located Two Minutes walk from the Sea Front
- Large Family Accommodation
- Four Bedrooms
- Currently used as commercial and residential
- To be sold with change of use to full residential use

Frank Hill & Son are pleased to offer to the market this four-bedroom end terraced property situated in the sought-after seaside resort of Withernsea. The ground floor benefits from a living room, an additional large sitting room, a galley kitchen, a dining room, a utility room, and a shower room. The first floor has three double bedrooms, a further large single bedroom, and a shower room. Outside the front of the property you have a side garden and to the rear, you have a large yard with off street parking for 2/3 cars. The property has a change of use planning permission from a shop with living accommodation to a residential house. This property can be used to provide an ideal home for a large family near the sea.



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GROUND FLOOR

Living Room

4.20m x 8.25m (13.78ft x 27.07ft) Large L shaped living room accessed from Queen Street. Currently used as a working cafe

Galley Kitchen

2.00m x 3.03m (6.56ft x 9.94ft) Fitted kitchen with range of base and wall units and 2 sink units.

Downstairs Shower Room

Fitted with free standing shower cubicle , WC, WHB and radiator

Kitchen

3.39m x 3.55m (11.12ft x 11.65ft) Situated at the rear of the property the kitchen is fitted with a range of base and wall units, fitted range gas cooker and saninova hood. The kitchen houses the Worcester gas boiler.

Living Room

4.30m x 4.50m (14.11ft x 14.76ft) Beautifully presented family living room with patio doors to the garden and fitted with a beautiful 9kw log burner.

Dining Room

3.59m x 2.26m (11.78ft x 7.41ft) Situated off the the rear of the main living area, dining room provides extra family space.

FIRST FLOOR

Bedroom 1

4.61m x 3.80m (15.12ft x 12.47ft) Double bedroom with upvc double glazed window overlooking Queen Street.

Bedroom 2

3.58m x 3.15m (11.75ft x 10.33ft) Second double bedroom with double glazed window overlooking the side of the property.

Bedroom 3

3.04m x 2.64m (9.97ft x 8.66ft) Large single bedroom with UPVC double glazed window overlooking the rear of the property.

Bedroom 4

2.93m x 4.18m (9.61ft x 13.71ft) Double Bedroom with UPVC double glazed window to the rear.

Shower Room

Upstairs shower room fitted with freestanding shower cubicle and WC/WHB.

Outside Space

Large detached garage with secure enclosed yard. The front of the property benefits from a paved patio area and the side of the property provides ample outside garden space.

Extra Information

· GENERAL ADDITIONAL INFORMATION TENURE Freehold with Vacant Possession PLANNING All Intending Purchasers must satisfy himself as to any Planning Requirements from the Local Authority, in the East Riding of Yorkshire Council. COUNCIL TAX/BUSINESS RATES Internet enquiries via the East Riding of Yorkshire Council show the Council Tax banding is to be band A. ENERGY PERFORMANCE CERTIFICATE Currently awaiting a new certificate from commercial to residential. AGENTS NOTES On the 26th June 2017 the Fourth money Laundering Directive came into effect. As a Consequence of this New Legislation the Vendors Agents will need to undertake Due Diligence checks on Potential Purchasers prior to an offer being accepted. Please contact the Agents for Further information. Money laundering 2003 & Immigration Act 2014 Intending Purchasers will be asked to produce Identification Documentation. SERVICES Mains Water, Electricity, Gas & Drainage are believed to be connected.

MISDESCRIPTIONS/MEASUREMENTS The measurements used in these Particulars are for Guidance Only. The Equipment is susceptible to variations caused by such things as temperature, variations of or -5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture. VIEWING- STRICTLY BY APPOINTMENT ONLY ADDITIONAL INFORMATION Frank Hill & Son for themselves and for the vendors of the property or articles out in these particles, give notice that · These particulars are intended to give a fair and accurate general outline for the guidance of intending purchasers but do not constitute, not constitute any part of an offer or contract · All statements contained in these particulars as to the property or articles are made without responsibility on the part of Messers Frank Hill & Son or the vendors · None of the statements contained in these particulars as to the property or articles are to be relied upon as statements or representations of fact. Intending purchasers should make their own independent enquiries regarding past or present use of the property, necessary permission for use and occupation, potential uses and any other matters affecting the property prior to purchase. · Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. · No responsibility can be accepted for any costs or expenses incurred by intending purchasers in inspecting the property, making further enquiries or submitting offers for the property. · The vendor does not make or give and neither Messers Frank Hill & Son nor any person in their employment has any authority to make or give, any representations or warranty whatever in relation to this property ·

Important Information

The property currently consists of a working cafe with four bedroom living accomadation. Planning has been approved to change from a commercial to a residential property and will be sold as a residential

property.



DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.