

FOR SALE

FRANK HILL & SON

(Auctioneers and Valuers) Ltd

ESTABLISHED 1924



7 High Street, Easington, HU12

£85,000

- Two Bedroom Character Property
- Period Features
- In Need of some modernisation
- Ideal Holiday Cottage

Frank Hill & Son are pleased to offer to the market this two bedroom mid terraced property situated in the sought after village of Easington. The ground floor benefits from a living room, kitchen, shower room with downstairs WC. The first floor has two double bedrooms, one of which is situated openly directly off the staircase. The property is need of some modernisation but would make the ideal holiday cottage full of character or a single residence for those looking for peace and quiet on the East Coast.



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Living Room

3.35m x 3.63m (10.99ft x 11.91ft) Period Living Room with the original kitchen range by Fredric Sutton Of Hull, clay tiled floor fitted with original beamed ceiling and window overlooking the High Street.

Kitchen

3.78m x 2.01m (12.40ft x 6.59ft) A galley kitchen is situated at the rear of the property and is fitted with a range of base and wall units, water heater, space for an electric cooker and under counter fridge, the stainless sink overlooks the outside areas.

Downstairs Shower Room and WC

Fitted shower unit with electric heater and wash hand basin with separate WC area.

Bedroom 1

3.63m x 3.36m (11.91ft x 11.02ft) Large double bedroom overlooking the high street up to Easington Church.

Bedroom 2

2.20m x 3.66m (7.22ft x 12.01ft) Open double bedroom, with window overlooking gardens.

Outside Space

Paved outside area is useful for bin storage and seating area, pedestrian access through gardens.

Additional 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 'A'

ENERGY PERFORMANCE CERTIFICATE Currently awaiting

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 & 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 particulars, 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

