

FOR SALE

FRANK HILL & SON

(Auctioneers and Valuers) Ltd

ESTABLISHED 1924



21 Northfield, Withernsea, HU19

£110,000

- Three Bedrooms
- Additional loft room
- Front and rear Gardens
- Potential for off road parking
- Newly Decorated
- Gas central heating and Double Glazing

Frank Hill & Son are pleased to offer to the sales market this three-bedroom mid-terraced property in the seaside town of Withernsea. The property benefits from a living room, kitchen, bathroom, three bedrooms, additional loft room, and front and rear gardens. This would be an ideal family home or rental property situated close to the beach and good local schools.



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Living Room

4.57m x 4.10m (14.99ft x 13.45ft) Large family living room with new carpet and electric fire and cream fire surround.

Kitchen

4.83m x 3.50m (15.85ft x 11.48ft) Newly fitted gloss kitchen cabinets, with a range a wall and base units, tea and coffee making station, gas cooker and extractor hood, ample amounts of storage and access to the rear garden.

Hallway

Laminate flooring entrance and carpeted flooring leading to the upstairs

Bathroom

Consisting of bath with an overhead shower and glass shower screen. W/C and WHB with frosted window and laminate flooring.

Bedroom 1

3.57m x 3.56m (11.71ft x 11.68ft) New carpet and large window overlooking the rear garden.

Bedroom 2

3.57m x 4.04m (11.71ft x 13.25ft) Second double bedroom with new carpets and window overlooking the front of the property.

Bedroom 3

1.80m x 2.70m (5.91ft x 8.86ft) Single bedroom that provides access to the loft room via staircase

Loft Room

3.20m x 5.40m (10.50ft x 17.72ft) Large loft room with skylight, new carpets and storage space.

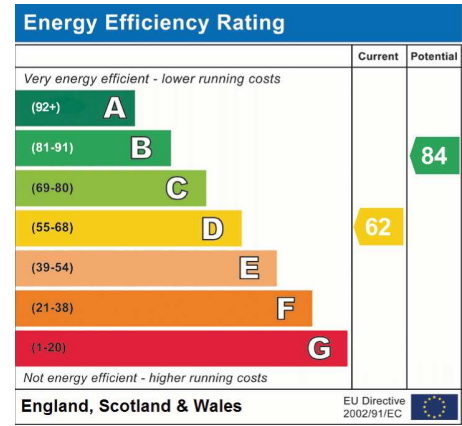
OUTSIDE SPACE

Patio area with large garden space to the rear. Front enclosed lawned garden and potential for off street parking subject to planning.

Additional Information

TENURE Freehold with Vacant Possession on Completion PLANNING All Intending Purchasers must satisfy himself as to any Planning Requirements from the Local Authority, in the East Riding of Yorkshire Council. ENERGY PERFORMANCE CERTIFICATE The property is currently rated D. The council tax according to East Riding Of Yorkshire council is in Band 'A'. AGENTS NOTES On the 26th June 2017 the Fourth money Laundering Directive came into effect. As a Consequence of this New Legislation contact the Agents for Further information. Money laundering 2003 & Immigration Act 2014 Intending Purchasers will be asked to produce Identification Documentation. SERVICES Mains Water, Gas, 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. WAYLEAVES/RIGHTS OF WAY/EASEMENTS The Land is Sold subject to and with the benefit of all existing rights of way, water, light, drainage, all other easements and wayleaves affecting the Land and whether mentioned in these Particulars or not PLANS AND PARTICULARS The Plans have been prepared and the Acreage in the particulars are stated for the Convenience of the Purchasers and are based on the Ordnance Survey Map with the sanction of the Controller of HM Stationary Office. The Plans and Particulars are believed to be correct but their accuracy cannot be guaranteed and no Claims for Omissions can be admitted. 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 the Vendors Agents will need to undertake Due Diligence checks on Potential Purchasers prior to an offer being accepted.



Address: 21 Northfield, Withersea, Withersea, HU19 2BA

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.