

# FOR SALE

## FRANK HILL & SON

(Auctioneers and Valuers) Ltd

ESTABLISHED 1924



### 1 Falklands Court Easington HU12 0QE

Asking Price **£130,000**

- Rural Village Location
- Private off Road Parking for Multiple Vehicles
- Double Glazing Throughout
- Three Bedrooms
- Family Home
- Detached Garage

Frank Hill & Son are pleased to release to the market this beautifully presented three-bedroom end terrace house located within the rural village of Easington on the East Riding Coast. This lovely home is ideal for investors or first-time buyers. This property is sure to appeal to a range of buyers and would lend itself perfectly to anyone looking for a family home. With double glazing and gas central heating throughout, the accommodation comprises: lounge, fitted kitchen diner, ground floor WC, the first floor: 2 double bedrooms, a further bedroom and family bathroom, outside is an easily maintained garden, an outbuilding, detached garage, ample off road parking spaces and side access from the front of the property. This property is being sold without any chain, simplifying the purchasing process. An internal viewing is recommended to appreciate the full value of this house.

With many rural walks nearby and within close proximity to Spurn Point Nature Reserve and Easington beach. Spurn Point is Yorkshire's very own Lands End - an iconic and constantly moving peninsula which curves between the North Sea and the Humber Estuary. At over three miles long but as little as 50 metres wide, this landscape is unique and ever-changing.



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#### Front Entrance / Hallway

1.72m x 5.4m As you enter the house through the front door, you will find yourself in a spacious hallway. The hallway is accompanied by a large storage cupboard, an open staircase, a single radiator, neutral decoration and carpeted flooring.

#### Downstairs WC

1.4m x 0.7m The bathroom on the ground floor is fitted with a wc and a wash hand basin. It also features a double-glazed window for natural light.

#### Kitchen / Dining Room

3.4m x 5.3m The kitchen diner is spacious and comes fully equipped with both base and wall units. It also features full double glazing and a uPVC door that leads out to the garden. You'll find plenty of storage space available in the kitchen, including a helpful pantry. Additionally, there's enough room to accommodate a gas cooker with an extractor fan installed above, as well as plumbing for a washing machine. There are many plug sockets installed in the kitchen, which can prove to be quite useful.

#### Garden

The garden is designed to require minimal upkeep, and it is enclosed by walls on both sides. Additionally, there is a useful outbuilding within the garden. Conveniently, there is also access to the garden from the side of the property.

#### Living Room

3.4m x 4.4m The living room features a gas fireplace and a double-glazed window that overlooks the front of the property, providing ample natural light and a spacious atmosphere. The room is decorated in neutral tones and is carpeted.

#### Bathroom

2.1m x 1.6m The bathroom features an overhead shower, bath, WHB, and WC, along with a double-glazed window and radiator. It is decorated in neutral tones.

#### Landing

The landing is spacious and has a sizable airing cupboard.

#### Main bedroom

2.6m x 4.5m The main double bedroom receives ample natural light from a double-glazed window that overlooks the front of the property. The bedroom features built-in wardrobes and has access to the loft. It has a neutral decor and is carpeted.

#### Bedroom 2

3.4m x 3.4m The second double bedroom has a view of the garden through a double glazed window. It is carpeted and equipped with a radiator.

#### Bedroom 3

2.2m x 3.4m The third bedroom serves as an office area at present. The bedroom is fitted with floor to ceiling wardrobes and has a view of the property's front. There's also a storage cupboard, and is decorated in neutral tones.

#### Garage

Brick garage detached garage with an up and over door. The house greatly benefits from private off street parking for several vehicles.

#### 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 Awaiting Epc  
COUNCIL TAX BAND 'B'  
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, 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 Area 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 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.



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