



39 Chestnut Avenue, Withernsea, Yorkshire

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Asking Price £290,000


FRANK HILL & SON
Lettings and Estate Agents
established 1924

Frank Hill and Son are pleased to welcome to the market this beautiful three-bedroom detached house in the seaside town of Withernsea. The house benefits from three bedrooms, a bathroom, a shower room, a downstairs WC, two reception rooms, and a conservatory. This house will provide an ideal home for a growing family with plenty of living spaces and a generous size garden. The property is situated to the south end of the town. Within a short walk of the sea front and Tesco supermarket.

Ground Floor

Porch - 2.6 x 0.8

Upon entering the property you have a lovely porch with tiled floor and composite door.

Entrance Hall - 4.2 x 2.4

Beautiful entrance with tiled floor with open stairs and original features.

First Reception Room - 8.5 x 3.7

The first reception room is split into two parts, the first part features a more traditional living room with electric fire and carpet. As you go to the rear of the room it is separated into a sun room with laminate flooring and views out to the garden.

Sitting Room - 4.3 x 3.8

The second reception room is at the front of the property with a large bay window letting in lots of natural light. It has a carpet and electric fire, the sitting room is open plan through to the kitchen.

Downstairs WC - 1.5 x 1.3

Downstairs toilet with toilet and hand wash basin.

Kitchen - 2.6 x 4.7

The property has a lovely open plan kitchen diner with tiled floor, stainless sink, electric cooker and an archway provides access to utility room and downstairs WC.

Utility Room - 2.6 x 2.2

Utility Room with space for washer, fridge and plenty of workspace.

Conservatory -

The conservatory leads into the back garden, it has laminate flooring and patio doors.

External

Garage -

Detached garage at the side of the property.

Gardens -

The property has the benefits of a terraced front garden and a lawned rear garden with mature trees.

First Floor

Family Bathroom - 3.4 x 1.7

The family bath consists of bath, WC, WHB and bidet. It has lino flooring, it is partly tiled and has a heated towel rail.

Shower Room - 1.8 x 0.9

An additional shower room featuring heated towel rail and low level free standing shower with electric shower fitted.

Master Bedroom - 3.8 x 3.5

The master bedroom is a large bedroom situated at the rear of the property and overlooks the large garden. It is fitted with a carpet, DG window and radiator.

Second Bedroom - 3.9 x 3.8

Bedroom two is another double bedroom that looks out onto the front of the property. It has fitted wardrobes and wooden flooring.

Third Bedroom - 3.8 x 2.4

Bedroom three is an L shaped bedroom overlooking the front of the property with a carpet floor and neutral decor.

Second Floor

Loft - 3.8 x 2.4

The property has been extended upwards to include a room in the loft. This could be made into a fourth bedroom subject to planning. It is a large boarded out room with skylights in the ceiling.







General - TENURE Freehold with Vacant Possession on Completion

PLANNING

All Intending Purchasers must satisfy themselves as to any Planning Requirements from the Local Authority, in the East Riding of Yorkshire Council.

ENERGY PERFORMANCE CERTIFICATE EPC Rating: D

AGENTS NOTES

On the 26th of 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.

MISDESCRIPTORS/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 Stationery 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 of 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.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



OPENING HOURS

Monday to Friday 9am to 5pm



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