



SEFTON COTTAGE

WAXHOLME

£950 PCM

BOND £950

Sefton Cottage, Waxholme is a spacious three-bedroom detached home available for long-term rental in a peaceful rural coastal setting near Withernsea. Offering generous living accommodation and a comfortable countryside lifestyle, the property is ideal for families, professionals, or anyone seeking a quieter pace of living close to the East Yorkshire coast.


FRANK HILL & SON
Lettings and Estate Agents
established 1924



Nestled in the charming village of Waxholme, near Withernsea, this delightful detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample opportunity for relaxation and entertainment, whether you prefer a cosy evening in or hosting gatherings with friends and family.

The house boasts two bathrooms, ensuring convenience for all occupants. The layout is thoughtfully designed to maximise both space and functionality, making it a welcoming home for anyone looking to settle in this picturesque area.

Waxholme is known for its tranquil surroundings and close-knit community, making it an excellent choice for those who appreciate a quieter lifestyle while still being within easy reach of local amenities. Withernsea, just a short distance away, offers a variety of shops, schools, and recreational facilities, ensuring that all your needs are met.

This property presents a wonderful opportunity to enjoy the best of coastal living in a serene setting. Whether you are looking to buy or rent, this house is sure to impress with its spacious interiors and inviting atmosphere. Do not miss the chance to make this lovely home your own.

Kitchen

9'1" x 9'5" (2.771 x 2.871)

White shaker style fitted kitchen with dark wood worktops. Cooker in situ

Dining Room

14'4" x 12'4" (4.372 x 3.769)

Large dining area/reception room with serving hatch to kitchen. Wooden flooring and windows to front of the property

Lounge

12'6" x 14'8" (3.822 x 4.477)

Large lounge with wood burning stove and wooden floors.

Utility

8'5" x 9'3" (2.567 x 2.820)

Large utility area where the boiler is situated. Kitchen units to one side along with space for washer and dryer. Toilet and sink in situ.

Bathroom

9'7" x 8'10" (2.930 x 2.706)

Large family bathroom with dark flooring and half-tiled walls. Comprising bath, toilet sink and seperate shower.

Bedroom

14'11" x 13'3" (4.549 x 4.043)

Good sized double bedroom with wood flooring and window overlooking the fields to the front of the property

Bedroom

18'2" x 15'4" (5.562 x 4.699)

Large double bedroom with carpeted floors and 2 windows overlooking the front of the property. Cupboard housing an immersion heater

Bedroom

12'9" x 9'7" (3.893 x 2.943)

Good sized double bedroom with carpet floors and window overlooking garden



Additional Information

COUNCIL TAX/BUSINESS RATES

Band - D

ENERGY PERFORMANCE CERTIFICATE

EPC rating - D

SERVICES

Mains water and electric. Oil boiler in situ


MISDESCRIPTIONS/MEASUREMENTS

The measurements used in these Particulars are for guidance only. The equipment is susceptible to variations caused by factors such as temperature; variations of +/- 5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

VIEWINGS ORGANISED ONCE A COMPLETED APPLICATION FORM IS RECEIVED





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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