



PLEASANT VIEW EASINGTON

£155,000
FREEHOLD

Frank Hill & Son are pleased to release to the market this beautifully presented two-bedroom detached cottage located within the rural village of Easington on the East Riding Coast. This property was originally the village blacksmith's Shop. With decorative panelling, exposed beams and original cottage aspects, this lovely home is ideal for investors or first-time buyers who are looking for a renovation project. This property is being sold without any chain, simplifying the purchasing process. It presents a chance to transform the property into a comfortable family home. An internal viewing is recommended to appreciate the full value of this cottage on offer.


FRANK HILL & SON
Lettings and Estate Agents
established 1924



- Two Bedroom Detached Cottage • 7m x 6m Garage/Workshop • Enclosed Garden • Conservatory • Original Cottage Features • Rural Village Location • Off-Road Parking (currently no dropped curb)

Sitting Room

The living room boasts a stunning bay window at the front and a double-glazed window at the back, which floods the room with natural light and offers picturesque views. The room is fully carpeted and features a charming brick feature fireplace with additional shelving. The exposed beams and country-style doors add to the rustic charm of the Cottage. Additionally, the living room provides access to the kitchen, wetroom and outside space.

Kitchen

The kitchen in this property has a charming cottage vibe. It features a double electric oven, an integrated electric hob, and lino flooring. Fitted with wooden base and wall units, drawers, and the walls are panelled with pine. A double-glazed window at the front of the property offers stunning views.

Second Sitting Room

The second sitting room boasts a lovely bay window situated at the front of the room. The room is fully carpeted and the standout feature is the open-beam roof, complemented by a charming cottage-style wooden door and shelving.

Hallway to wet-room

The hallway provides access to the garden and wet room, while also featuring storage space under the stairs for coats and shoes.

Wet-room

This spacious wet room is equipped with an electric shower and wash hand basin. The walls are partially tiled. A double-glazed window provides a view of the garden.

W/C

Next to the wet room is a separate W/C.

Landing

The landing is fully carpeted with a small double-glazed window that fills the space with natural light and offers views of the charming cottage-style garden. Additionally, there's a storage cupboard that houses the Ideal boiler

Master Bedroom

This spacious double bedroom features a carpet, and ample storage space, including a large storage cupboard and a walk-in wardrobe. The windows are double-glazed, and provide stunning panoramic views of the village of Easington. The room also boasts charming original cottage features, such as a wooden door and pine panelling in the walk-in wardrobe.

Walk in wardrobe

This spacious walk-in closet features wooden panel walls, carpeted flooring, and a small window.

Bedroom Two

The property boasts a second double bedroom that is fully carpeted and features a window to the front allowing plenty of natural light. It also offers convenient access to the loft and a TV aerial. The room retains it's cottage charm, including the original wooden door.

Main Bathroom

The bathroom is equipped with a vanity hand wash basin, a toilet, and a bath with an overhead shower. It is partially tiled and features a double glazed window that looks out onto the garden.

Conservatory/ Utility Area

This convenient conservatory currently serves as a utility area and is equipped with plumbing for a washing machine. It features double-glazed windows on all sides, a sliding patio door, and lino flooring. The conservatory provides access to the garage, side alleyway, and garden.



Garden

This charming south-facing cottage boasts a beautiful garden that receives plenty of sunlight. The garden is enclosed by a sturdy brick wall, providing privacy and seclusion. It can be accessed through the conservatory, garage, and backdoor, and features a mix of concrete and stone flooring. The garden wraps around the property and requires minimal maintenance.

Detached Garage/ Workshop

The large garage is presently being utilized as a workshop. It features a concrete floor, double doors, electricity, and an original wooden door providing access to the garden. This garage is partially detached (only attached to the property by the conservatory) and is suitable for a multitude of purposes.

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 'B'

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

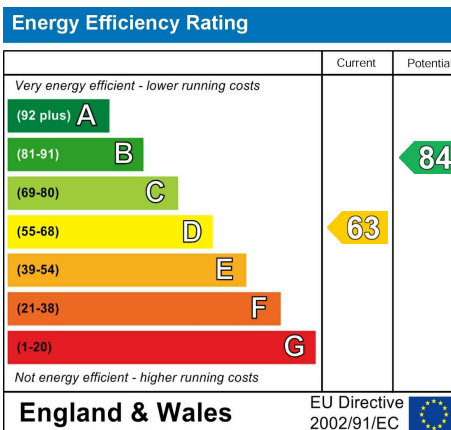
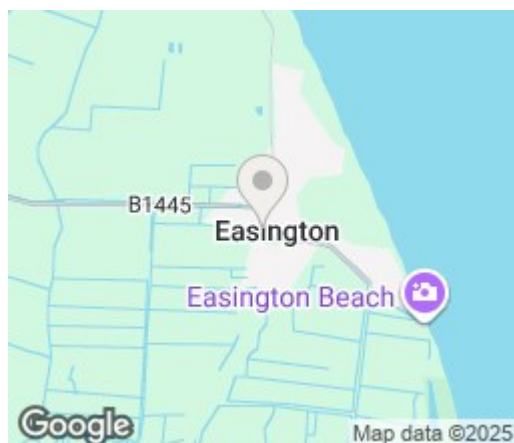
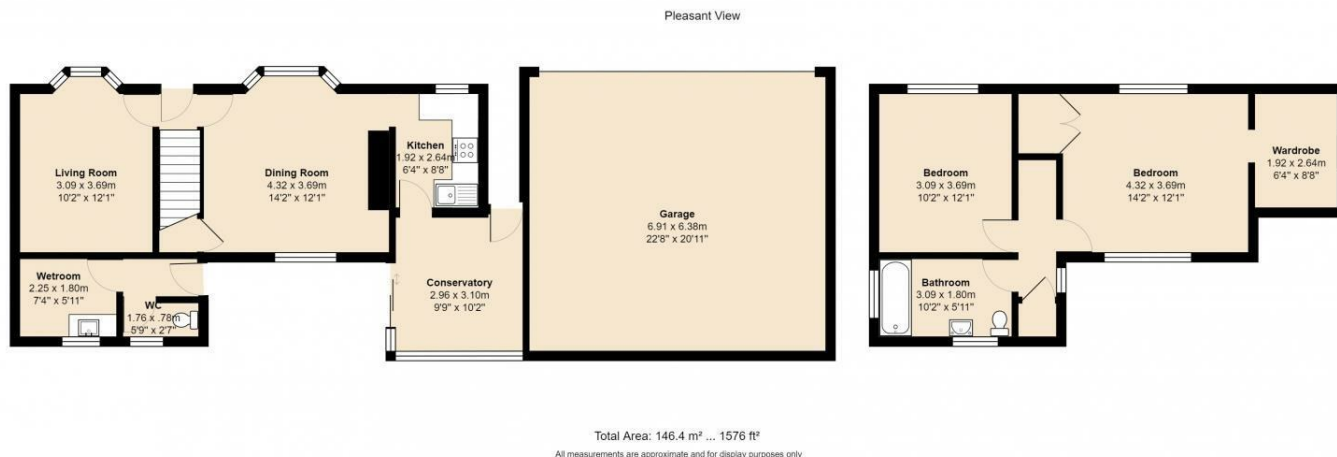
susceptible to variations caused by such things as temperature, variations of or -5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

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





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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