117 NORTH ROAD
WITHERNSEA

£125,000
FREEHOLD

Nestled on North Road in the charming coastal town of Withernsea, this delightful house presents an excellent opportunity for first-time buyers seeking a property to make their own. With two spacious reception rooms, this home offers ample space for both relaxation and entertaining, allowing you to create a warm and inviting atmosphere for family and friends.

FRANK HILL & SON
Est. 1924

The property boasts three well-proportioned bedrooms, providing comfortable living quarters for a small family or individuals looking for extra space. The single bathroom is functional and ready for your personal touch, making it easy to transform this house into your dream home.

The property has been stripped ready for personalisation. This presents a wonderful chance to infuse your own style and preferences into the space. Whether you envision modern updates or a more traditional aesthetic, the potential is limitless.

Withernsea itself is a lovely seaside town, known for its friendly community and beautiful beaches. This location offers a perfect blend of coastal living and convenient amenities, making it an ideal choice for those looking to settle down in a welcoming environment.

In summary, this house on North Road is a fantastic opportunity for anyone looking to step onto the property ladder. With its generous living space and potential for personalisation, it is sure to appeal to those eager to create a home that reflects their unique taste and lifestyle. Don’t miss out on the chance to make this property your own.

Lounge
11'9" x 13'3" (into bay) (3.601 x 4.061 (into bay))
Good sized lounge with archway leading to second reception/dining room

Second Reception/Dining Room
12'0" x 11'10" (3.66 x 3.611)
Archway leading to lounge, fire place with log burner in situ. Window overlooking garden and doorway to kitchen

Kitchen
19'8" x 5'10" (6.016 x 1.803)
Galley kitchen with doorway leading to garden

Bedroom
11'2" x 12'2" (3.417 x 3.725)
Good-sized double bedroom with window overlooking the front of the property

Bedroom
12'3" x 10'11" (3.734 x 3.333)
Good-sized double bedroom with window overlooking garden. Fitted wardrobes in situ in one alcove.

Bedroom
6'8" x 8'9" (2.047 x 2.673)
Single bedroom with window overlooking garden. Cupboard in place housing boiler

Bathroom
5'9" x 5'2" (1.763 x 1.600)
New fitted bathroom containing bath, overhead shower, toilet and sink. Grey tiles to floor and walls. Spotlights in ceiling

Additional Information
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 - 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.

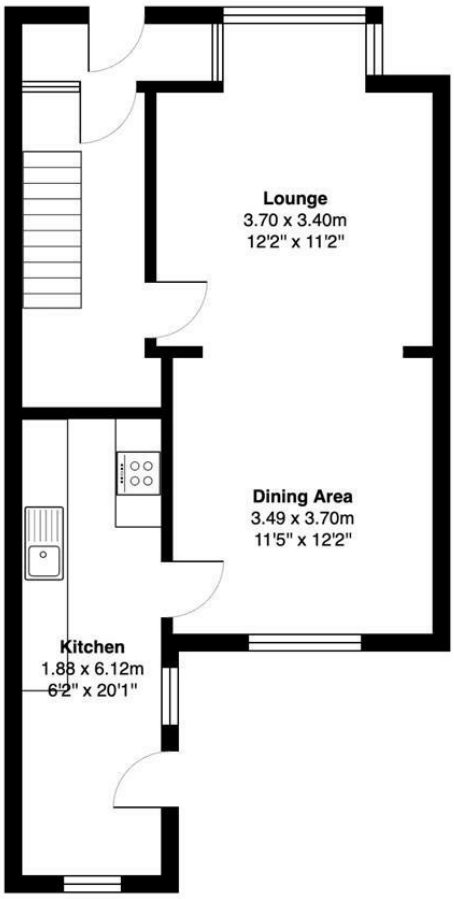
SERVICES
Mains Water, Electricity, Gas and Drainage. Please note we have not tested the services or any of the equipment or appliances in this property, therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

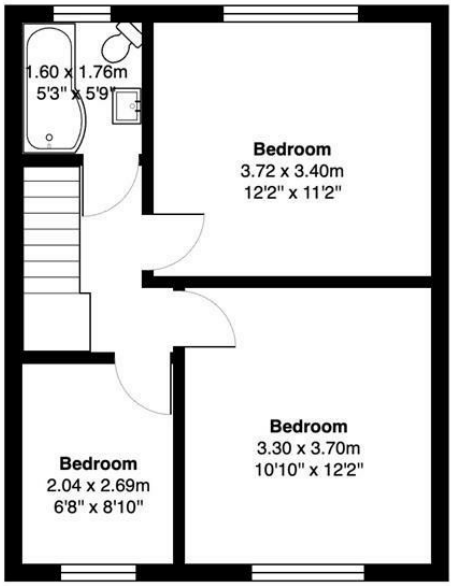
MISDESCRIPTIONS/MEASUREMENTS
The measurements used in these Particulars are for Guidance Only. The Equipment is susceptible to variations caused by such things as temperature, variations of or -5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

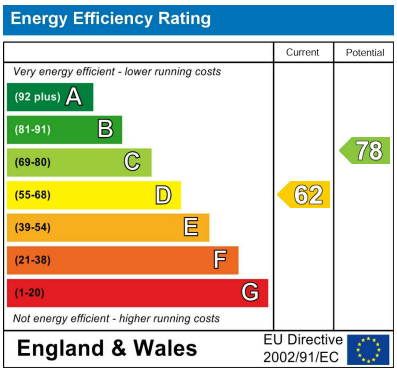
VIEWING- STRICTLY BY APPOINTMENT ONLY WITH THE AGENT

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
• Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure.







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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LAND & RURAL PROPERTY | COMMERCIAL SALES & LETTINGS

01964 630531 | property@frankhillandson.co.uk | www.frankhillandson.co.uk

18 Market Place, Patrington, East Yorkshire, HU12 0RB