

**FOR SALE****Outside**

Driveway for multiple vehicles, raised decked seating area, pond, outside paved courtyard, greenhouse with patio doors. Plants and trees situated in front of the main house.

**Workshop**

8.80m x 4.90m (28.87ft x 16.08ft) A large workshop area, stone floor, doors to the outside, electrics and water fitted, would be an ideal workshop or additional living space that, with correct permissions, could be divided into three rooms.

**Additional Information**

**TENURE** Freehold with Vacant Possession on Completion

**ENERGY PERFORMANCE CERTIFICATE** The EPC certificate on this property is an 'E'

**COUNCIL TAX** Internet enquiries via East Riding of Yorkshire Council show us that the Council Tax payable on this property is 'C'

**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.

**VIEWING- STRICTLY BY APPOINTMENT ONLY**



**Princes Avenue, Withernsea,  
HU19**

**Guide price £175,000**

- **Sea Views**
- **Off Street Parking**
- **Additional Large Workshop**
- **3 Reception Rooms**
- **Many original features remain**
- **Four Double Bedrooms**

Frank Hill & Son are delighted to offer to the market this exceptionally large family property in the lovely seaside town of Withernsea. The property is close to the promenade with sea views and comprises two separate utility areas, a downstairs wetroom, open plan kitchen, dining room, 2 further reception rooms, four double bedrooms, a bathroom, a large workshop suitable for renovation, an outside built-in greenhouse with patio doors, off-street parking for several vehicles and a front courtyard with a pond. The house benefits from a recently fitted boiler, recent full rewire, double glazing, and gas central heating, as well as the benefit of a CCTV system covering the external doors.



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#### Living Room

3.59m x 5.79m (11.78ft x 19.00ft) Large bright family living room, with windows to the side and front. Beautiful high ceilings, carpeted, with stained glass window under the stairs.

#### Dining Room

3.93m x 3.80m (12.89ft x 12.47ft) Brick Archway leads from the kitchen to the open dining room. The dining room has a working log burner surrounded by a brick set fireplace, carpet, and a large window looking through to the kitchen. The dining room also benefits from a large understairs storage space.

#### Sitting Room

3.70m x 4.40m (12.14ft x 14.44ft) Large sitting room with bay window to the front. Carpeted with window to the dining room and beautiful stained glass door. High ceilings and original covings

#### Kitchen

3.71m x 3.00m (12.17ft x 9.84ft) Fully fitted kitchen with a range of base and wall units, space for an American fridge freezer and Rangemaster cooker. Integrated dishwasher with drying function. Cream sink with modern mixer tap. The kitchen has a beautiful skylight window, as well as a window overlooking the garden, the kitchen also houses the Ideal Boiler and leads through to the utility areas.

#### Utility Area

A utility area with plumbing for a washing machine and plenty of storage. Double Glazed window overlooking the garden and Upvc door to the outside area

#### Second Utility Area

3.60m x 1.30m (11.81ft x 4.27ft) L-shaped utility area leading to the downstairs wet room. Fitted with electrics and additional storage space.

#### Downstairs Wetroom

1.88m x 2.50m (6.17ft x 8.20ft) Fully fitted downstairs wetroom with w/c, sink, walk-in shower, and fold-down shower seat. This room is fitted with a Skylight dome window giving natural light to this room.

#### Bedroom 1

3.62m x 2.83m (11.88ft x 9.28ft) Large double bedroom with double glazed window to the side, carpets, radiator, and doors to the second bedroom. This is an ideal bedroom for a nursery providing access to a parent's room through the double doors. Original hardwood under current flooring.

#### Bedroom 2

3.64m x 3.00m (11.94ft x 9.84ft) Large double bedroom with double Glazed window, carpet, radiator, door from the hallway, and shared double doors to bedroom 1. Original hardwood under current flooring.

#### Bedroom 3

3.20m x 2.61m (10.50ft x 8.56ft) Large double bedroom with double glazed window looking over the garden area and with sea view. Carpets, radiator, beautiful stained glass window over the door. Original hardwood under current flooring.

#### Bedroom 4

4.79m x 3.98m (15.72ft x 13.06ft) Large double bedroom with double glazed window to the side, radiator, wooden flooring, floor to ceiling storage cupboards, neutral decoration. Original hardwood under current flooring.

#### Bathroom

3.66m x 2.06m (12.01ft x 6.76ft) Family bathroom, fitted as an additional wetroom, with sink, w/c, shower, extractor fan, double glazed window with sea view, and radiator.

#### Hallway

Large and light open hallways and landings with plenty of space for storage.

#### Loft

Large loft area, ripe for conversion with correct permissions. Sea views would be spectacular from a room up here.

