Whitakers
Estate Agents









2 Ringrose Cottages Northside Road, Withernsea, HU19 2RS

Guide price £175,000

****GUIDE PRICE £175-185,000****

This immaculately presented two bedroom terraced cottage built in the 1990's is available to purchase with NO ONWARD CHAIN!!

FURNITURE AND FIXTURES AND FITTINGS ARE AVAILABLE TO THE PURCHASER IF REQUIRED***

Situated in a small rural village only 2 miles from the coastal resort town of Withernsea and the range of shops, schools and amenities available, the property will appeal to first time buyers, holiday home owners and downsizers seeking the quiet country lifestyle whilst still being well located for day to day shops and facilities and the local public house!

Having been tastefully updated and maintained by the current owners, the property briefly comprises; entrance hallway and 26 ft through lounge/kitchen diner to the ground floor whilst upstairs there are two generously proportioned double bedrooms and a modern family bathroom.

Also benefitting from a lovely landscaped south facing rear garden, rear parking access, UPVC double glazing and gas central heating, the property is in move in condition, hence early viewing is recommended!

The accommodation comprises

Entrance Hall
Upvc front entrance door opens into the hallway with stairs to the first floor landing and with a modern vertical radiator.

Lounge 15'1 x 11'10 (4.60m x 3.61m)




Generously sized Lounge with a uPVC window to the front aspect, built-in deep storage cupboard, Oak parquet effect flooring, radiator, feature fireplace with wall mounted electric fire. The lounge is open plan through to the kitchen and allows for plenty of natural lighting throughout.

Kitchen/Diner 15'1 x 14'3 (4.60m x 4.34m)



a range of farmhouse style base and wall units with contrasting work surfaces and tiled splash backs together with display cabinets and traditional plate rack. Integrated dishwasher, wine cooler, electric oven and electric hob with extraction fan. Karndean flooring, ceramic sink and drainer, matching free standing dresser, radiator and a uPVC window and door to the rear garden.

First Floor Landing



Stairs from entrance hall to first floor landing with carpeted flooring, ceiling spot lights and loft access.

Bedroom One 17'3 x 11'10 (5.26m x 3.61m)




Double bedroom with a uPVC window to the front aspect, central heating radiator and a built-in cupboard housing the gas fired combi-boiler.

Bedroom Two 11'4 x 8'2 (3.45m x 2.49m)



Generously sized second bedroom with a rear facing uPVC window and radiator.

Bathroom 8'2 x 6'7 (2.49m x 2.01m)



Modern bathroom fitted with a white three piece suite comprising of a double ended bath with a mains shower above and alcoves for towels and amenities, low level WC and pedestal wash hand basin. Fully tiled walls and flooring, central heating radiator, extraction fan and an obscured glazed uPVC window.

Outside




To the rear of the property is a lovely low maintenance south facing landscaped courtyard garden with contemporary grey tiled flooring across the full length, with raised beds. Fully enclosed/screened to all sides for privacy and with vehicular access to the rear.

Tenure
We understand the property to be Freehold

Services
The property has the benefit of mains gas and electric connections. The property is connected to a septic tank that has shared ownership/responsibility with the adjoining properties and is regularly emptied for a small fee.

Council Tax
Band A
East Riding of Yorkshire Council.

EPC
EPC rating C

Additional Services:
Whitaker Estate Agents offer additional services via third parties: surveying, financial services,

investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes:
Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals/Valuations
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration:
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

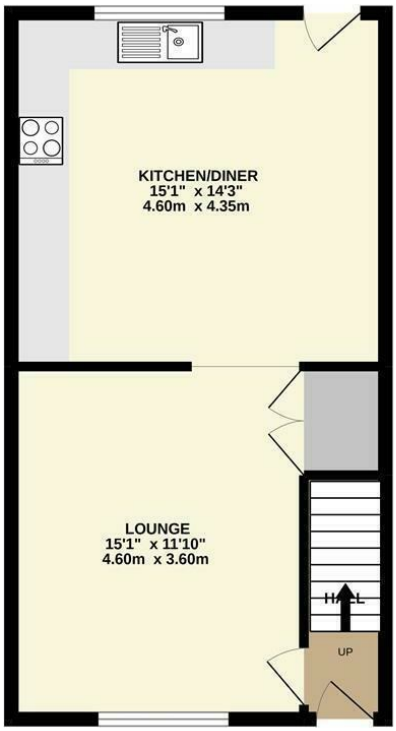
Offering on a property
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

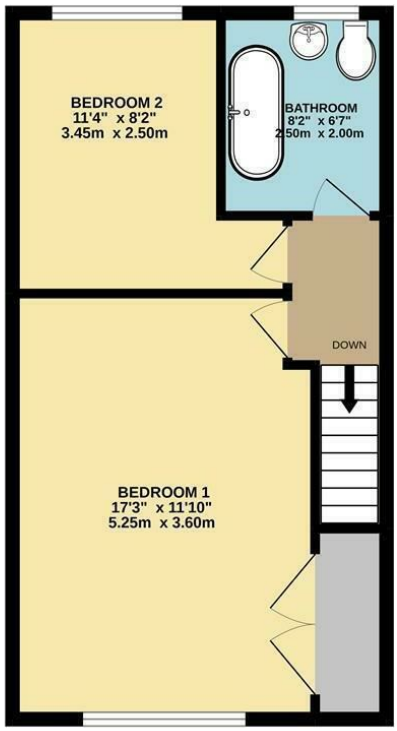
Material Information:
Construction - Brick/Tile
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 4 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

Floor Plan

GROUND FLOOR
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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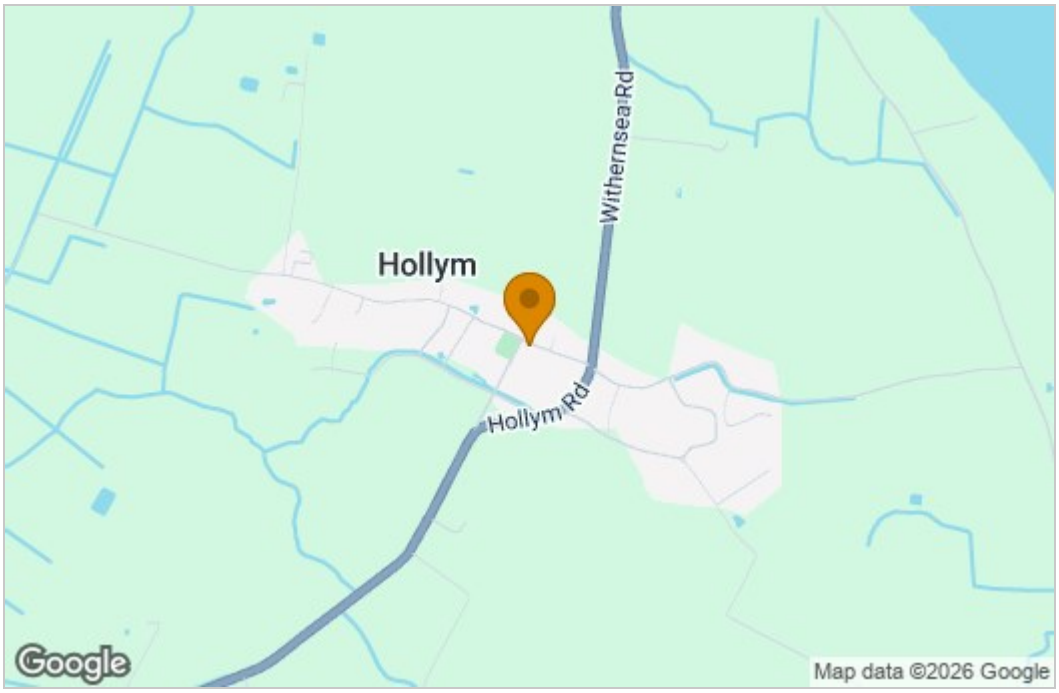
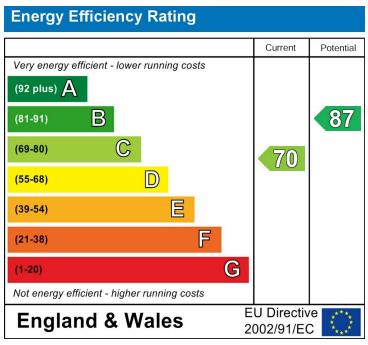
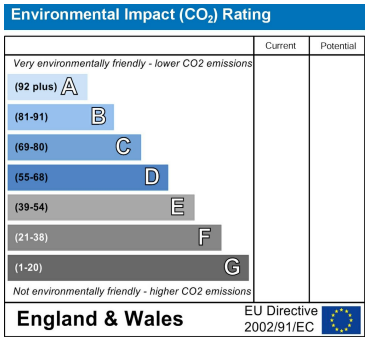
Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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