Whitakers
Estate Agents

Holly House Main Street, Welwick, HU12 0RY

£165,000

CHARMING COTTAGE ENJOYING A PRETTY VILLAGE SETTING AND STUNNING COUNTRYSIDE VIEWS
Set in the pretty village of Welwick, this Charming Mid Terraced Cottage has been recently upgraded by the current owners to present a TURN KEY OPPORTUNITY, just waiting for new owners to move into! The front door opens to welcome you in to view the well proportioned accommodation on offer with stairs taking you up to the first floor and a door into the cosy LOUNGE with feature fireplace with Oak mantel and a MULTI-FUEL BURNING STOVE, lovely to cosy up to on those cold winter evenings. The inner lobby provides access to the ground floor BATHROOM and onto the KITCHEN, ideal for the culinary member of the family with a range of fitted units and ample work surface to prepare meals for the family with a door opening out to the rear garden and a further door to the DINING ROOM, creating a lovely space for entertaining family & friends. To the first floor are THREE good size BEDROOMS with the main having EN SUITE shower with the rear windows enjoying stunning countryside views out as far as the estuary. Outside there is an attractive walled garden, enjoying a sunny aspect with composite decking, providing ample space for table & chairs, perfect for dining "al fresco" and a lovely, easy to maintain area to enjoy those stunning views. Situated in the pretty rural village of Welwick with village shop providing your daily essentials, within easy reach of village of Patrington and the coastal resort town of Withernsea with ample amenities including : a range of shops and schools 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. Viewing is highly recommended!!

Accommodation Comprising

Entrance
The front entrance door opens to welcome you in to view the accommodation on offer.

Lounge 14'3" x 10'6" (4.36 x 3.22)

The cosy lounge has a feature fireplace with Oak mantel and a log burning stove, lovely to cosy up to on those cold winter evenings. Double glazed window to front elevation, radiator and useful understairs storage cupboard.

Lounge Feature Fireplace

Oak mantel and multi-fuel burning stove.

Inner Lobby 8'2" x 4'0" (2.49 x 1.23)
The inner lobby provides access to the kitchen and bathroom, with a huge storage cupboard.

Kitchen 12'7" x 8'2" (3.86 x 2.50)

Fitted with a range of high gloss units to base and walls with complimentary work surface, upstands and tiled splashbacks. Stainless steel sink with shower tap and drainer, built in oven with electric hob. Plumbing for automatic washing machine and dishwasher. Space for fridge freezer, laminate flooring, double glazed window and door providing access to the rear garden. A door opens to the dining/play room

Dining/ Play Room 13'5" x 8'3" (4.11 x 2.53)

Adjoining the kitchen this room is currently used as a playroom/ dining room with double glazed window to the front elevation and radiator, a lovely room for entertaining family & friends.

Ground Floor Bathroom 7'7" x 8'3" (2.32 x 2.53)

Fully tiled, the ground floor bathroom has a three piece suite to include: panelled bath with overhead shower and screen. Low level w.c. and vanity wash basin. There is a useful storage cupboard housing the central heating boiler, along with under window storage. Double glazed window and towel heater.

Bedroom One 14'7" x 10'11" (4.45 x 3.34)

Recently decorated and new carpet, enjoying duel aspect with double glazed windows to front and rear. Useful storage cupboard and a door the En Suite.

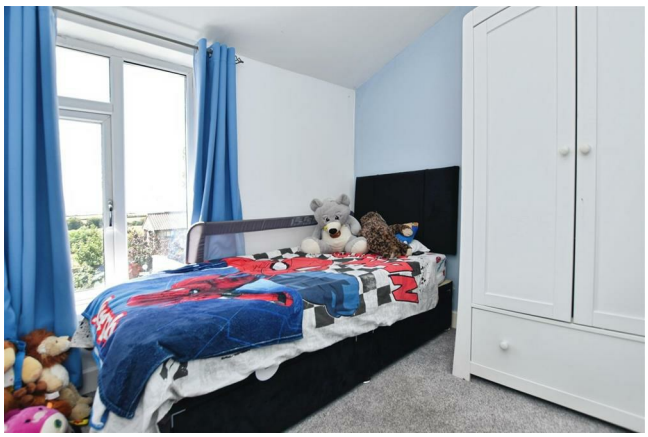
En Suite Bedroom One 9'0" x 6'9" (2.75 x 2.08)

Tiled En suite with shower cubicle, low level W.C. and pedestal wash basin. Towel heater, double glazed window enjoying countryside views.

Bedroom Two 14'8" x 8'9" (4.48 x 2.68)

A double bedroom with double glazed window to front elevation and radiator.

Bedroom Three 7'5" x 8'11" (2.27 x 2.72)



A single bedroom with double glazed window enjoying stunning views over open countryside.

Views From First Floor

Outside

There are delightful countryside views to the rear of the property as far out to the estuary.

Garden

An attractive walled garden to the rear of the property enjoys a sunny aspect with composite decking for ease of maintenance.

Tenure
Tenure is Freehold

EPC Rating

Council Tax Band
East Riding of Yorkshire Council Tax Band A

Making An Offer
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.

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.

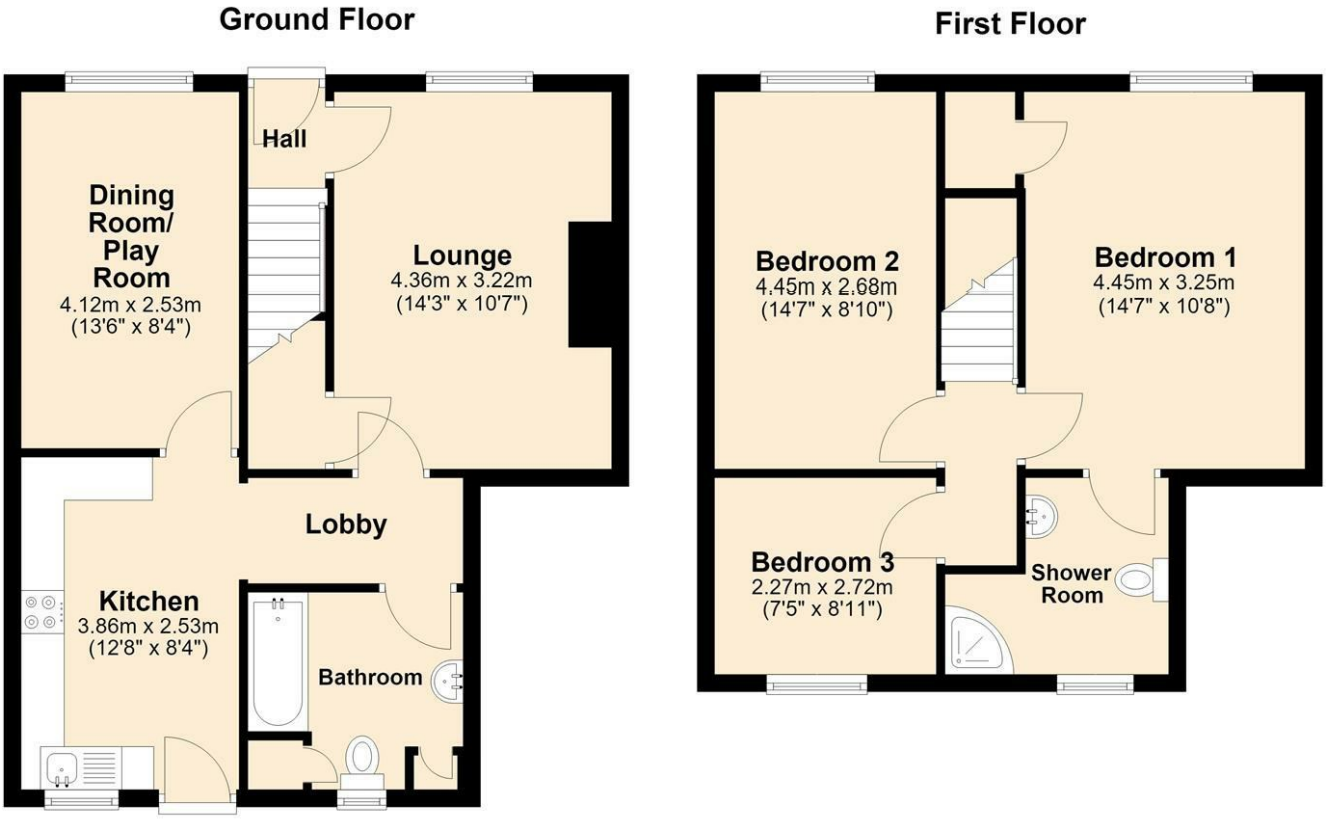
Agents Notes.
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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.

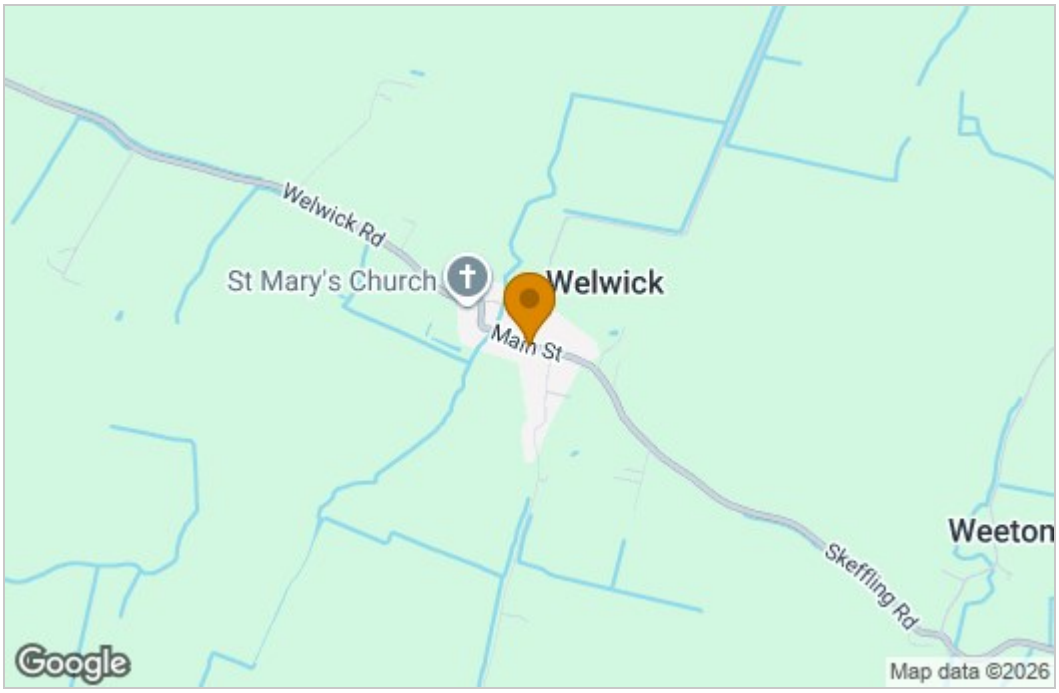
Material Information.
Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal - EE and Vodafone okay
Broadband -Basic 4 Mbps / Superfast 80 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

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.

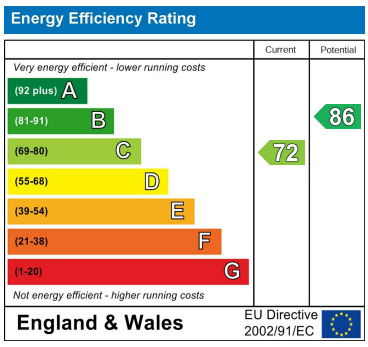
Floor Plan

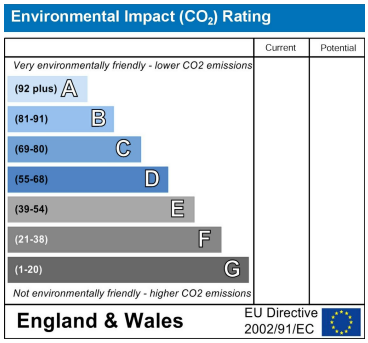


Area Map



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.

3 St. Augustines Gate, HU12 8EU, Hedon, East Riding of Yorkshire, HU12 8EU
Tel: 01482 890111 Email: hedon@whitakers.co.uk https://www.whitakers.co.uk