



## 8 The Glade

, Withernsea, HU19 2ET

Offers In The Region Of £225,000



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Situated in a popular and convenient location close to the centre of Withernsea and within walking distance of the local amenities, schools and beach, we are pleased to offer this Executive 4 bed detached property to the market.

Having been constructed in 2007, the property has been extremely well maintained by the current owner and ideally positioned on a quiet and sought after modern development, the property briefly comprises, entrance hallway, dining kitchen, spacious lounge and downstairs cloakroom to the ground floor, whilst there are 4 bedrooms (two being en-suite) and a family bathroom to the first floor.

The property also boasts a garage, private enclosed rear garden, UPVC double glazing and gas central heating, and offers outstanding Family accommodation, hence viewing is highly recommended.

**Location** - Withernsea is a popular seaside town on the East coast located approx 19 miles to the east of Hull City Centre. There is a range of local facilities, including well regarded schools, shops and leisure facilities together with a regular bus service into the City of Hull. The property itself is a short distance from the local landmark the white inland lighthouse and the wide promenade and beach.

## Entrance Hallway

Composite front door into spacious entrance hallway with laminate flooring, door leading into downstairs cloakroom, stairs leading to the first floor accommodation, central heating radiator and further doors leading into the lounge and kitchen/diner.

## Lounge

17'4 x 13'6 (5.28m x 4.11m)

With laminate flooring, UPVC double glazed bay window to the side aspect and second uPVC double glazed window to the front aspect and two central heating radiators.

## Dining Kitchen

17'1 x 9'3 (5.21m x 2.82m)

Open plan room with a range of fitted wall and base units with contrasting work surfaces and tiled splashbacks. One and half sink unit with mixer tap. Double mid level electric oven and separate gas hob with extractor hood. Plumbing for automatic washing machine and space for under counter fridge and freezer. Tiled flooring, ceiling spot lights, central heating radiator, storage cupboard and space for family dining table. UPVC double glazed window to the front and uPVC double glazed French patio doors leading into the rear garden.

## Downstairs Cloakroom

Low level flush W.C., and wash hand basin. Radiator. Tiled splash back and extractor fan.

## First floor landing

Curved staircase from Entrance hallway to first floor landing with carpeted flooring, central heating radiator, airing cupboard and loft hatch.

## Bedroom One

14'3 x 10'5 (4.34m x 3.18m)

With laminate flooring, Two uPVC double glazed windows to the side aspect, door leading into en-suite and central heating radiator.

## Bedroom One en suite

9'9 x 2'10 (2.97m x 0.86m)

UPVC double glazed window to the front aspect. Low level flush W.C. pedestal wash hand basin, central heating radiator, shower enclosure with mains shower and spot lights

## Bedroom Two

14'3 x 9'3 (4.34m x 2.82m)

With laminate flooring, UPVC double glazed windows to the side aspect, door leading into en-suite and central heating radiator.

## Bedroom Two en suite

8'10 x 2'10 (2.69m x 0.86m)

UPVC double glazed window to the side aspect. Low level flush W.C. pedestal wash hand basin, central heating radiator, shower enclosure with mains shower and spot lights

## Bedroom Three

10'1 x 9'2 (3.07m x 2.79m)

UPVC double glazed windows to the front and side aspects, laminate flooring and central heating radiator.

## Bedroom Four

9'2 x 6'2 (2.79m x 1.88m)

UPVC double glazed window to the side aspect, laminate flooring and central heating radiator.

## Bathroom

6'8 x 5'6 (2.03m x 1.68m)

Panel bath with mixer tap and shower fitment, pedestal wash hand basin and low level flush W.C. central heating radiator, part tiled walls, vinyl flooring, UPVC double glazed window to the front aspect, extractor fan and ceiling spot lights.

## Garage

Single garage with roller door, lighting and power supply.

## Outside

There is a driveway to the side providing off-street parking and access into the garage. To the rear there is a good sized garden mainly laid to lawn with a paved patio area, enclosed by fencing and wall boundaries with gate access to the front of the property.

## Tenure

The property is freehold

## Council Tax

Council Tax band D

East Riding of Yorkshire Council

## EPC

EPC awaited

## 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

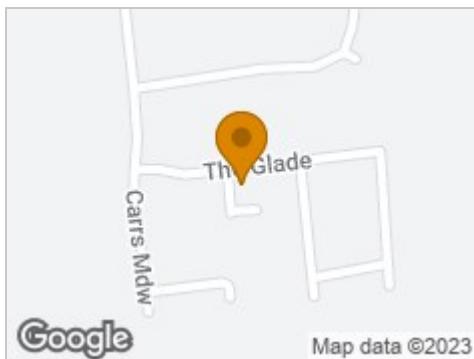
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

## 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.



## Road Map



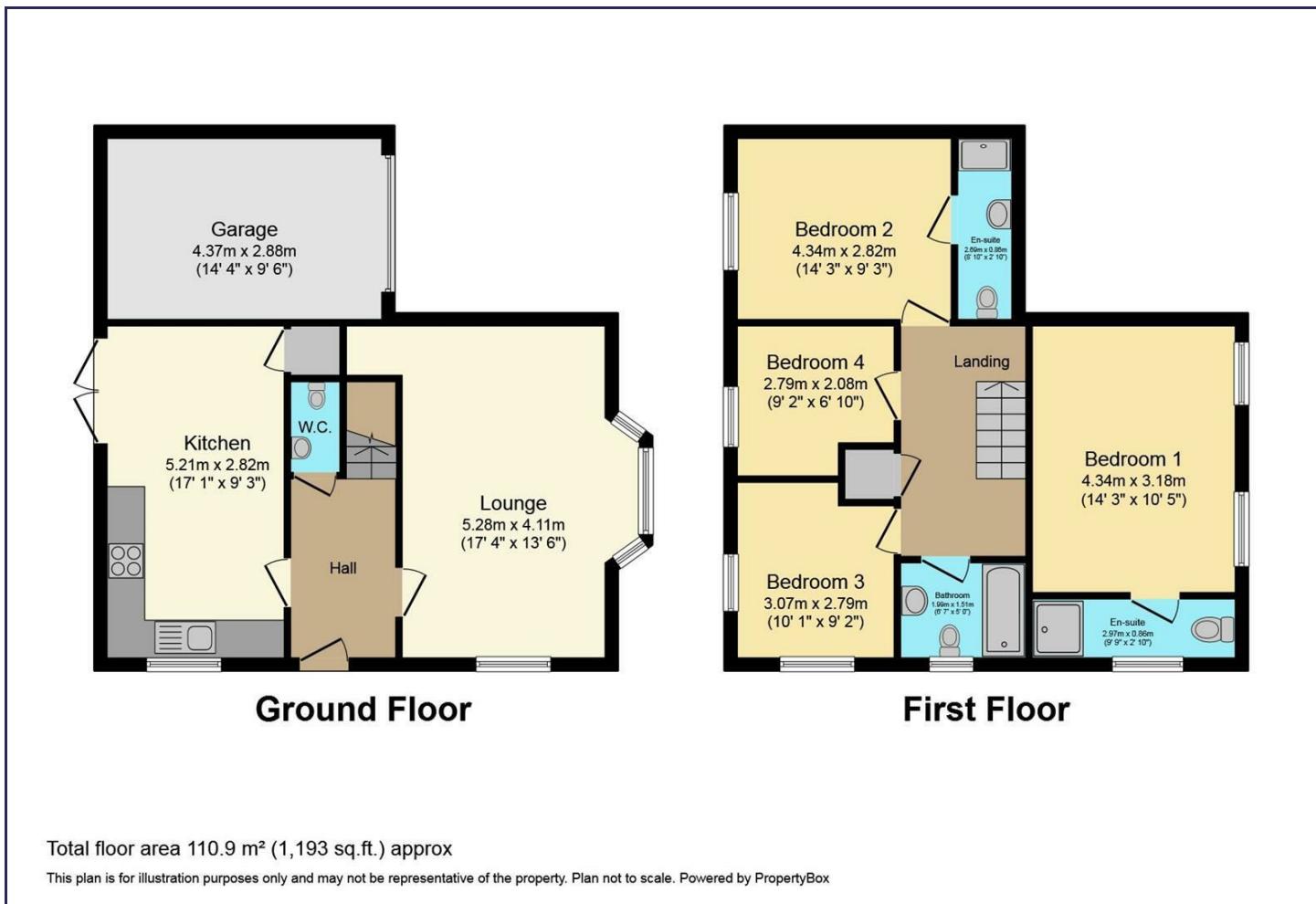
## Hybrid Map



## Terrain Map



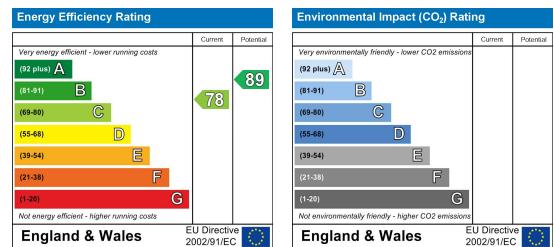
## Floor Plan



## Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

## 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.