



SYMONDS + GREENHAM

Estate and Letting Agents



27 Ryecroft Drive, Withernsea, Yorkshire HU19 2LP Offers in excess of £170,000

THREE BED SEMI DETACHED DORMER BUNGALOW OCCUPYING A CORNER PLOT - RECENTLY REDECORATED BY THE CURRENT OWNERS - THREE DOUBLE BEDROOMS - OFF-STREET PARKING

This semi-detached home occupies a desirable corner plot in the seaside resort town of Withernsea, home to well regarded schools and a host of local amenities including supermarkets, restaurants, a leisure centre and a golf course. The property would be perfect for a family as it is ready to move into and offers ample living space. The dormer bungalow has been recently redecorated and internally boasts a 30 foot living room/diner, a kitchen, a stylish bathroom, a conservatory and a double bedroom to the ground floor with two more double bedrooms with a Jack & Jill ensuite shower room to the first floor. Outside the property benefits from gardens to the side, front and rear as well as a drive way providing off-street parking.

WOULD YOU LIKE TO LIVE BESIDE THE SEASIDE?...BOOK YOUR VIEWING ASAP!

GROUND FLOOR

ENTRANCE HALL

With door to kitchen, door to bedroom 3, door to bathroom and door to...

LIVING ROOM/DINER

30'6 max x 11'1 max (9.30m max x 3.38m max)

With electric fire, stairs to 1st floor and sliding patio doors to...



CONSERVATORY

16'7 max x 9'11 max (5.05m max x 3.02m max)

With French patio doors to rear garden.



KITCHEN

9'10 max x 8'4 max (3.00m max x 2.54m max)

With a range of eye level and base level units with complementing work surfaces, stainless steel sink and drainer unit, space for cooker, space for fridge-freezer and plumbing for washing machine



BEDROOM 3

9'5 max x 7'11 max (2.87m max x 2.41m max)

With sliding patio doors to conservatory



BATHROOM

With low-level WC, pedestal handbasin, panel bath with overhead shower, floor to ceiling tiles.

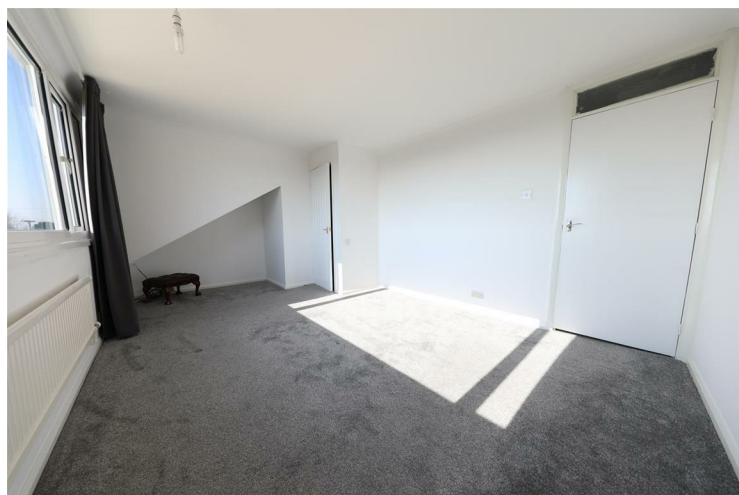


FIRST FLOOR

BEDROOM 1

17' max x 10'6 max (5.18m max x 3.20m max)

with door to Jack & Jill ensuite



BEDROOM 2

15'3 max x 10'8 max (4.65m max x 3.25m max)
with door to Jack & Jill ensuite



TENURE

Symonds + Greenham have been informed that this property is Freehold.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

JACK & JILL ENSUITE

Good level WC, pedestal hand basin, shower cubicle with overhead shower, heated towel rail, tiles to splashback areas



OUTSIDE

The front garden is mainly laid to lawn and extends down the side of the property.

The rear garden is mainly laid to lawn with a drive with vehicular access from the side.



CENTRAL HEATING

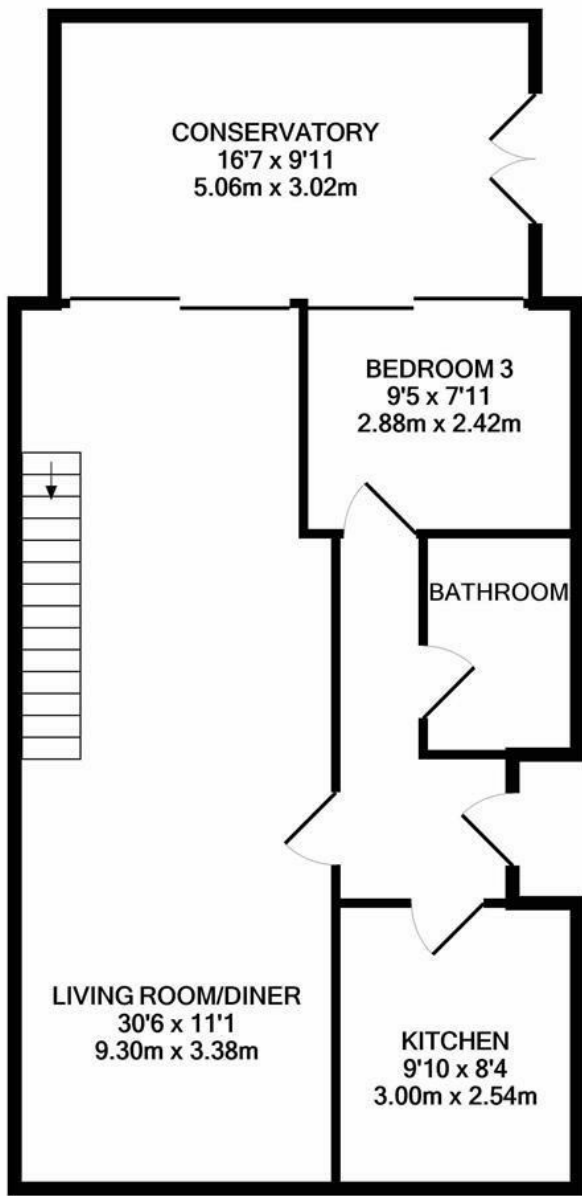
The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

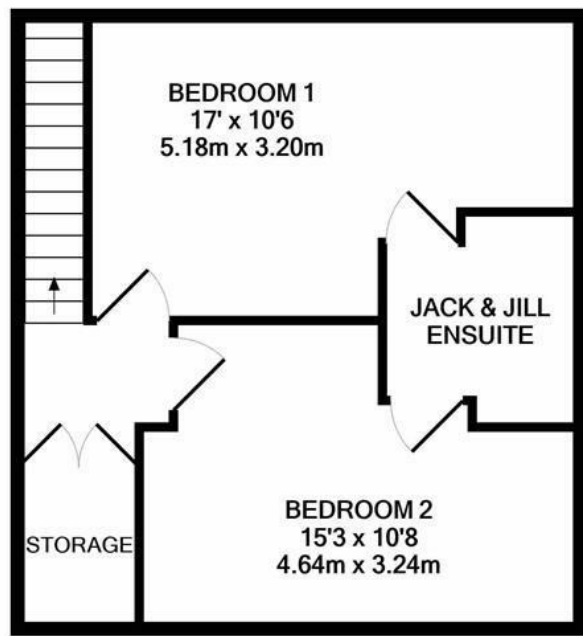
The property has the benefit of double glazing.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band A.



GROUND FLOOR
APPROX. FLOOR
AREA 746 SQ.FT.
(69.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 410 SQ.FT.
(38.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1156 SQ.FT. (107.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	83
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

