



SYMONDS + GREENHAM

Estate and Letting Agents



3 South View, Withernsea, HU19 2RU

£190,000

Nestled in the charming village of Hollym, this delightful semi-detached house offers an ideal opportunity for families and first-time buyers alike. With three well-proportioned bedrooms and a modern bathroom, this property is ready for you to move in and make it your own.

As you enter, you are greeted by a welcoming entrance hall that leads to a stylish lounge, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the recently fitted modern kitchen/diner, which provides a fantastic space for family meals and gatherings. The ground floor layout is both practical and inviting, ensuring a comfortable living experience.

Venturing to the first floor, you will find two spacious double bedrooms, alongside a cosy single bedroom, making it an excellent choice for families. The family bathroom is beautifully appointed, offering a serene space for relaxation.

Outside, the property boasts ample off-street parking, a valuable feature in this area. The expansive rear garden is mainly laid to lawn, providing a wonderful outdoor space for children to play or for hosting summer barbecues. Additionally, the garden backs onto open fields, offering a peaceful and picturesque view.

Hollym is located on the outskirts of the popular seaside resort town of Withernsea, home to well-regarded schools, supermarkets, restaurants, a leisure centre, and a golf course, this home is perfectly situated to enjoy the best of both village and seaside living. This property truly represents a stunning home that has been thoughtfully refurbished by the current owners, making it a must-see for anyone looking to settle in this lovely area.

SHUTTER BLINDS

The property benefits from shutter blinds in the entrance hall, lounge and in all three bedrooms.

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

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

COUNCIL TAX BAND

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

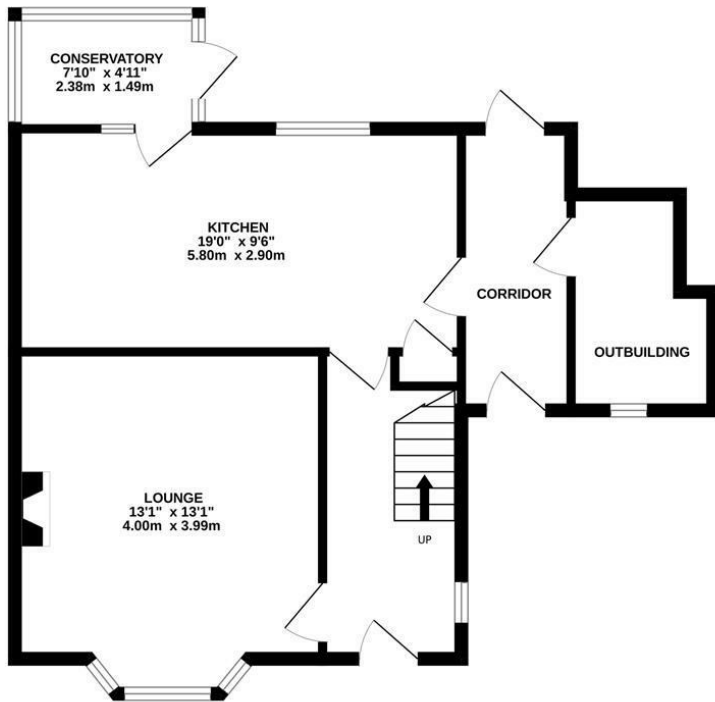
DISCLAIMER

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.

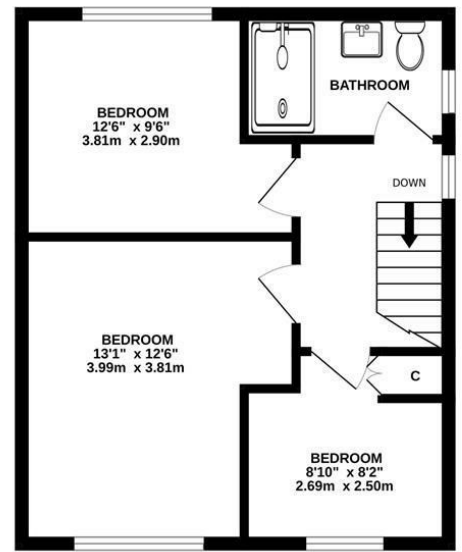
VIEWINGS

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

GROUND FLOOR




1ST FLOOR



TOTAL FLOOR AREA : 978sq.ft. (90.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		72	
(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	
(92 plus) A	86
(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

