



School Lane, Holmpton, HU19

Asking Price £260,000













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This charming semi-detached cottage in Holmpton is now available for sale with NO CHAIN, making it an ideal choice for those looking to move quickly. The property boasts a spacious lounge with a high ceiling that floods the room with natural light, creating a warm and inviting atmosphere. The kitchen/diner is perfect for family meals and entertaining, while the utility room and downstairs WC add convenience to daily living.

Upstairs, you'll find two generously sized double bedrooms that provide ample space for relaxation, along with a family bathroom that caters to all your needs.

Outside, the property features allocated parking and stunning large gardens at the front, offering plenty of outdoor space. There is even potential to build another plot, making this cottage not just a lovely home but also a fantastic investment opportunity. Don't miss out on this unique offering in Holmpton!

Situated in Holmpton, Holmpton is a conservation area and is known for its picturesque countryside views and peaceful atmosphere, making it a great location for walkers, dog owners and horse owners. The village offers a quiet and serene setting, perfect for those seeking a tranquil lifestyle away from the hustle and bustle of the city. The nearby town Withernsea is approximately 3.5 miles away, making it only 5 minutes drive and offers a variety of attractions such as sandy beaches, shops, cafes and much more!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

KEY FEATURES

- NO CHAIN
- 2 DOUBLE BEDROOMS
- SEMI-DETACHED COTTAGE
- LARGE GARDENS
- POTENTIAL FOR ADDITIONAL PROPERTY

DETAILS

Entrance Hall

With LVT flooring, double glazed windows, storage cupboard, under floor heating, spotlights, door leading to kitchen/diner, door leading to lounge and stairs leading to the first floor.

Lounge

With carpet flooring, under floor heating, log burner, double glazed windows and spotlights.

Kitchen/Diner

With tiled flooring, double glazed windows, feature fireplace, spotlights, under floor heating, cabinets, sink/drainage, laminate worksurfaces, integrated hob, integrated microwave, integrated oven, integrated dishwasher, fan extractor, space for appliances and door leading to utility room.

Utility Room

With tiled flooring, space for appliances, storage cupboard, laminate work surfaces, cabinets, spotlights, door leading to front aspect and door leading to downstairs WC.

Downstairs WC

With tiled flooring and WC.

Bedroom 1

With carpet flooring, radiator, storage cupboard with an in built radiator, double glazed windows, spotlights and fitted wardrobes.

Bedroom 2

With carpet flooring, radiator, double glazed windows and fitted wardrobes.

Bathroom

With tiled flooring, vanity hand wash basin, walk in shower, WC,

towel radiator and spotlights.

Outside

This expansive front garden is beautifully landscape and offers a mix of lush greenery. A well-maintained pathway leads to the driveway and front gate. With ample square footage, the garden holds significant potential for the addition of another property.

Viewings

Strictly by appointment with selling agents. Please contact Wigwam Homes today to book your viewing.

Fixtures & Fittings

Various fixtures and fittings may be available by separate negotiation and need to be confirmed prior to processing a formal offer.

Free Market Appraisals / Property Valuations

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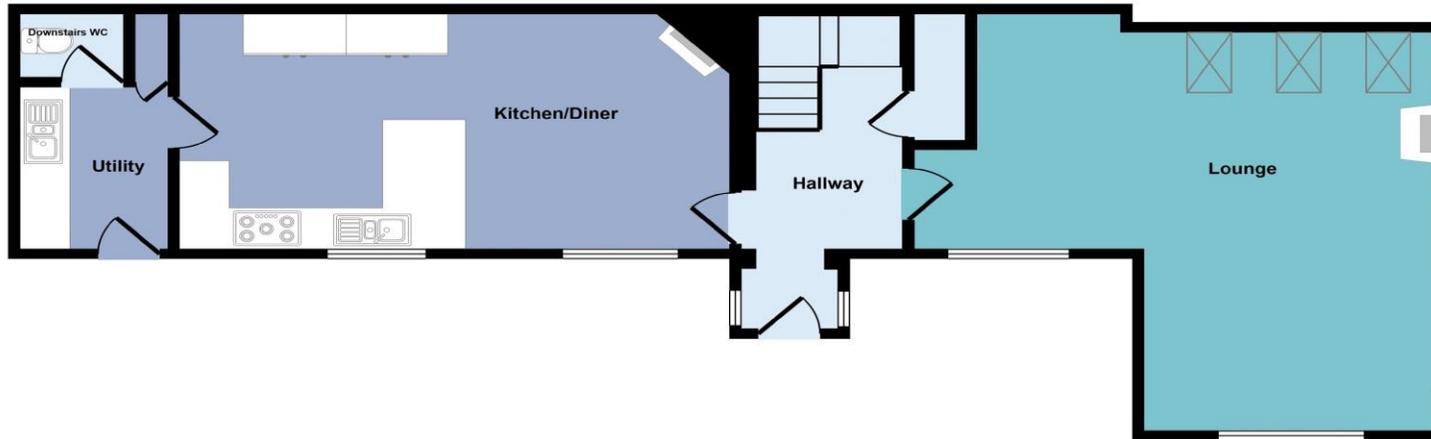
Free Mortgage Consultations

At Wigwam Homes we have our own independent mortgage advisors with access to over 90 lenders. With so many mortgage products on the market, an independent advisor can show you all the various options and help you discover which one is right for you. We can also help with any property, income and personal insurances which you may need to complete your mortgage application.

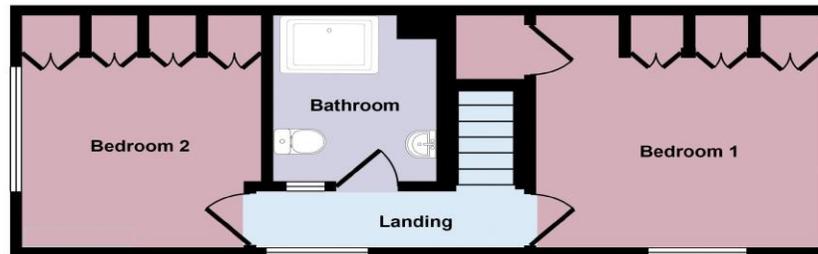
About Us

At Wigwam Homes we take pride in the success we achieve for our clients. Whether it is selling your properties, finding your forever home, searching for a long-term rental investment or looking to profit from onward selling, the Wigwam team is here to guide you through the housing market.

Approx Gross Internal Area
101 sq m / 1089 sq ft



Ground Floor
Approx 68 sq m / 730 sq ft



First Floor
Approx 33 sq m / 359 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.