



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## Freeholme Lodge Northside Road      Asking Price £290,000

Hollym, HU19 2RS



This substantial detached property boasting over 2000 sq ft of living accommodation is located on a quiet country lane in the rural village of Hollym but within easy commuting distance of Hull, Withernsea and the coast. Situated in generous plot with an in and out gravelled driveway and garage to provide plenty of off street parking, coupled by a beautiful South facing garden at the rear. Being well presented throughout and maintained to a high standard by the current owners, this property is ready for any buyer to simply move into and given the size of the property it would certainly lend itself to a family looking to relocate to this well regarded village. With uPVC glazing and oil fired central heating in place the accommodation briefly comprises: entrance hall, lounge, spacious fitted kitchen, utility room, ground floor WC and ground floor bedroom, to the first floor are four further bedrooms and a modern shower room with separate WC. This property must be viewed to appreciate all it has to offer.





**Hall**

A uPVC front entrance door with glazed side panel opens into the entrance hall with stairs rising to the first floor landing, with a radiator and storage cupboard.

**WC**

Ground floor cloakroom fitted with a white low level WC and a vanity wash hand basin with storage cabinet below. Radiator and an obscured glazed uPVC window.

**Kitchen Diner 19'4" x 12'9" (5.90 x 3.90)**

Good size kitchen diner facing out towards the rear garden and being fitted with a broad range of white gloss units to the base and walls with upgraded soft close hinges and contrasting worktops with breakfast bar. Fitted appliances to include a high level electric double oven, built-in microwave, under counter wine cooler and an electric induction hob. With space/plumbing for a dishwasher, tiled splash backs, vinyl flooring, radiator, uPVC window and a glazed door to the garden.

**Utility Room 9'8" x 8'10" (2.95 x 2.70)**

Separate utility room leading on from the kitchen and with a uPVC door opening from the driveway. Being fitted matching units to the kitchen with a stainless steel sink and drainer, plumbing for a washing machine and a front facing uPVC window.

**Bedroom Five / Study 12'1" x 11'5" (3.70 x 3.50)**

Versatile ground floor room with uPVC windows to the front and side aspects and a radiator.

**Lounge 19'8" x 12'9" (6.00 x 3.90)**

Spacious room with uPVC sliding patio doors and windows to one wall, opening to the rear garden and providing plenty of natural light. With a radiator, wall mounted living flame gas fire and a side facing window.

**Landing**

Stairs rise and turn onto the landing with a wooden balustrade, with two radiators, a uPVC window to the front aspect and a built-in cupboard.

**Shower Room 6'4" x 8'0" (1.95 x 2.45)**

Modern shower room fitted with a walk-in shower cubicle with mains fed, dual head shower unit, vanity basin, towel radiator, tiled walls, tiled flooring and a uPVC window. Separate WC 1.95m x 0.9m (17'6" x 8'8") fitted with a white low level and an obscured glazed uPVC window.

**Bedroom One 11'7" x 17'2" excluding wardrobes (3.55 x 5.25 excluding wardrobes)**

Fitted with a bank of wardrobes to one wall and a wash hand basin set in a white storage cabinet with tiled splash back. Two uPVC windows to the rear aspect and a radiator.

**Bedroom Two 8'6" x 13'1" excluding wardrobes (2.60 x 4.00 excluding wardrobes)**

With fitted sliding mirrored door wardrobes to one wall, radiator, uPVC window to the side aspect and loft access.

**Bedroom Three 7'0" x 11'5" (2.15 x 3.50)**

With a uPVC window to the rear aspect, radiator and access to eaves storage space.

**Bedroom Four 11'5" x 16'8" (3.50 x 5.10)**

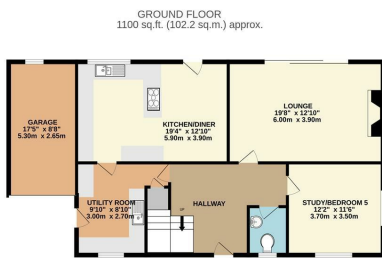
Fitted with a range of bedroom furniture to include wardrobes and a dressing table with a vanity wash hand basin. Radiator and a uPVC window to the side aspect.

**Garage 8'8" x 17'4" (2.65 x 5.30)**

With a metal up and over vehicular door to the front drive and a uPVC window to the rear. Power and lighting laid on, useful fitted shelving and a floor mounted oil fired boiler.

**Garden**

To the front of the property is a in and out dual entry gravelled driveway providing plenty of off street parking and providing access to the garage. Separated from the roadside via a decorative post and chain fence and mature planted flowerbeds. A pedestrian gate leads down the right hand side of the property through into a South facing garden at the rear overlooking paddock land.



TOTAL FLOOR AREA: 2066 sq.ft. (192.0 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 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 Graph**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Services include oil central heating, mains electric and the property is connected to a septic tank.

Council tax is paid to the East Riding of Yorkshire Council, from internet enquires we are informed the property is in valuation band D.

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 firm's employment has the authority to make/give any representation or warranty in respect of the property.

