



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 3b Holmpton Road

£230,000

Withernsea, HU19 2QD



Individually designed three bedroom detached property occupying a generous plot with well maintained gardens and offered to the market with the benefit of having no chain. With uPVC glazing and gas central heating in place the accommodation comprises: internal porch, hallway, lounge, conservatory, dining room, rear kitchen, wet room shower room and a ground floor double bedroom, with two further double bedrooms to the first floor and a WC, outside is an adjoining double garage and well maintained gardens to the front and rear with a long driveway providing plenty of off street parking. Properties of this type in this location rarely come on the market and this spacious property has lots of potential and offers a great opportunity for any family looking to take the next step up the property ladder. Available to view via appointment only, contact our office today to arrange this.







### Porch/Hallway

A uPVC door opens to an internal porch which gives access through into a central hallway with stairs rising to the first floor landing with a metal balustrade, radiator and a built-in coat cupboard.

### Lounge 11'11" x 18'0" (3.65 x 5.50)

Spacious living room with a uPVC window to the front aspect, two radiators, fireplace housing a gas fire and with patio doors to the conservatory.

### Conservatory 10'2" x 7'0" (3.10 x 2.15)

Lean-to conservatory of uPVC construction under a pitched roof with a door out to the front garden.

### Dining Room 11'9" x 9'10" (3.60 x 3.00)

Second reception providing a formal dining space leading through to the kitchen with two uPVC windows and a radiator.

### Kitchen 10'5" x 11'11" (3.20 x 3.65)

Rear facing kitchen with two uPVC windows and a door to the garden, fitted with white units to the base and walls with grey worktops and tiled splash backs,

housing a stainless steel sink and drainer with mixer tap, provisions for a free standing cooker with extraction hood above, radiator, plumbing for a washing machine and dishwasher and space for a vertical fridge freezer.

### Wet Room 6'10" x 6'10" max (2.10 x 2.10 max)

Wet room shower room fitted with an electric shower unit, vanity basin and low level WC. With non-slip flooring, tiled splash walls, radiator and an obscured glass uPVC window.

### Bedroom One 10'5" x 13'7" (3.20 x 4.15)

Ground floor double bedroom with a rear facing uPVC window, radiator and a bank of fitted wardrobes to one wall.

### Landing

Stairs lead onto the landing with a built-in airing cupboard housing the hot water cylinder.

### Bedroom Two 11'11" x 10'2" (3.65 x 3.10)

Double bedroom with a front facing uPVC window, radiator and fitted wardrobes.

### Bedroom Three 8'8" x 10'9" (2.65 x 3.30)

Double bedroom with a side facing uPVC window, radiator and fitted wardrobes.

### WC 2'11" x 7'10" (0.90 x 2.40)

First floor WC with basin, radiator and a uPVC window.

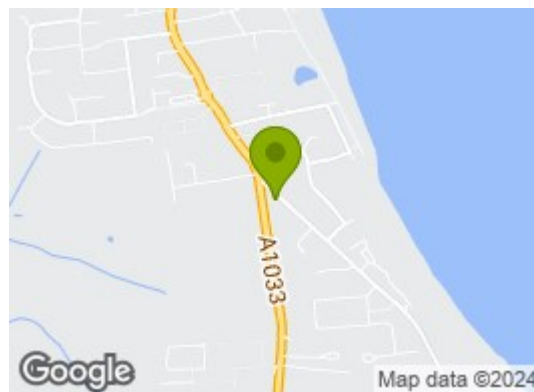
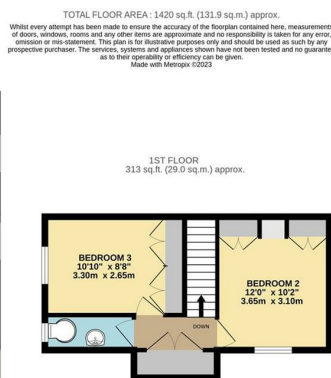
### Garage 17'8" x 15'7" (5.40 x 4.75)

Double garage with an electric up and over vehicular door, further pedestrian door to the rear, uPVC window and housing the gas fired boiler.

### Garden

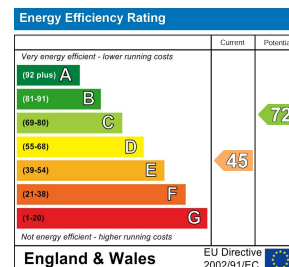
The property is set back from the roadside by a long front garden, mostly laid to lawn with well established shrubs and plants, with a pillared hard standing driveway leading up to the property and providing off street parking for multiple vehicles. Gated pedestrian access leads beside the garage through into a well enclosed and private garden at the rear, also laid to lawn but with a greenhouse and planted beds.

### Agent Note



## Energy Efficiency Graph

**Tenure: Freehold**



Services include mains gas, electric and drainage connections.

From our office head south on Queen Street, through the traffic lights and continue past Tesco, turn left opposite the petrol station onto Holmpton Road where this property is one of the first on the left hand side.

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.

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