



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 9 Holmpton Road

Offers Over £200,000

Withernsea, HU19 2QD



CONTEMPORARY STYLED TWO BEDROOM BUNGALOW WITH NO CHAIN!

This very well presented semi-detached bungalow is located in a sought after area at the south end of the town, occupying a good size plot with a large frontage providing off street parking for multiple vehicles along with a garage and garden at the rear. Finished to a high standard with modern styling including a contemporary shower room and a well appointed kitchen. With uPVC glazing and gas central heating the accommodation comprises: entrance hall, two front facing double bedrooms, one with fitted wardrobes, shower room, lounge, large rear conservatory and a fitted kitchen diner with side entrance porch/utility space. Offered to the market with the benefit of no chain and available now to view via appointment only.





**Entrance Hall**

A uPVC front entrance door opens to a central hallway with wood effect vinyl flooring, two radiators, loft hatch and a built-in meter cupboard.

**Lounge 12'5" x 15'10" (3.80 x 4.85)**

Rear facing living room with uPVC glazed tilt & slide patio doors leading through to the conservatory, with wood effect vinyl flooring, radiator and a fireplace with electric fire.

**Conservatory 12'3" x 11'3" (3.75 x 3.45)**

Good size rear conservatory of uPVC construction under a pitched glass roof with French doors to the garden, tiled flooring and two radiators.

**Kitchen Diner 12'5" x 13'11" (3.80 x 4.25)**

Rear facing kitchen diner fitted with a good range of wooden fronted units with matching larder units and black worktops, fitted with a high level electric oven and microwave, gas hob with extraction fan, 1.5 bowl sink and drainer with mixer tap, room for a table and a recessed space for a vertical fridge freezer. With laminate flooring, two radiators, rear facing uPVC window and a further uPVC window and door to the porch.

**Porch 11'7" x 3'9" (3.55 x 1.15)**

Side entrance porch providing a useful utility space with plumbing for a washing machine and providing access into the kitchen.

**Shower Room 6'10" x 8'10" (2.10 x 2.70)**

Modern fitted shower room with a large walk-in shower with an remote controlled Mira rainfall shower, low level WC and a gloss vanity unit with built-in storage and basin and mirror above. Tiled walls, grey towel radiator, extraction fan and an obscured glass uPVC window.

**Bedroom One 11'9" x 10'5" excluding wardrobes (3.60 x 3.20 excluding wardrobes)**

Double bedroom with a range of built-in wardrobes to one wall, laminate flooring, radiator and a front facing uPVC window.

**Bedroom Two 11'11" x 10'11" (3.65 x 3.35)**

Second double bedroom with a front facing uPVC window and radiator.

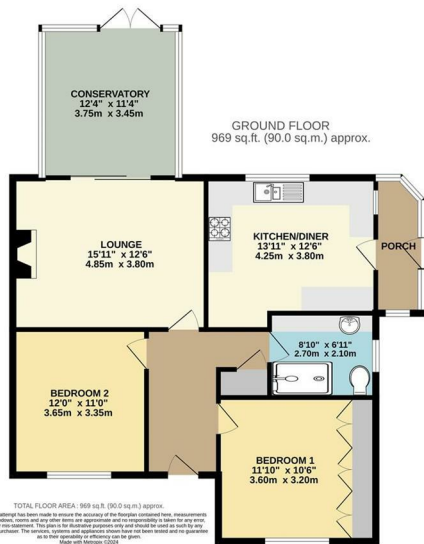
**Garage & Garden**

The property occupies a good size plot and is set back from the roadside via a walled front garden that is gravelled and and brick paved for ease of maintenance and offers off

street parking for multiple vehicles. Access continues down the side of the property to the rear where there is a brick built detached garage with roller shutter door and power supplied. Continuing to the rear is an equally good size garden, with the rear being most laid to lawn but with a paved patio area, additional decking seating area and with two storage sheds.

**Agent Note**

Parking: off street parking is available with this property. Heating & Hot Water: both are provided by a gas fired boiler. Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker. Please note this property is a probate sale and that at the time of marketing probate has not yet been granted.



**Energy Efficiency Graph**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			60
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC

Council tax band B

Services include mains gas, electric and drainage connections.

From our office head south on Queen Street, through the traffic lights and turn left opposite the petrol station onto Holmpton Road where this property is one of the first properties 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 firms employment has the authority to make/give any representation or warranty in respect of the property.

