



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Merravay Holmpton Road

Asking Price £219,999

Hollym Withernsea, HU19 2QW



THREE BEDROOM DETACHED BUNGALOW WITH NO CHAIN!

Not to be missed is this lovely three bedroom detached bungalow near the village of Holmpton. This bungalow is set back from the road and benefits from a large, very well presented front and rear garden with multiple vegetable patches and garden outbuildings. Briefly comprising of cozy lounge with electric fire, spacious kitchen with wooden base and wall units, utility/ extended kitchen area, garden room, dining room, 2 single bedrooms, 1 double bedroom with fitted wardrobes and a bathroom with a bath and shower. Central heating can be found throughout the property except the garden room and utility. This property needs to be viewed to be appreciated. Call now to arrange a viewing!





Hallway

A spacious hallway runs throughout the property, this is carpeted throughout and allows access to the loft hatch and multiple rooms.

Lounge 13'1" x 13'1" (4m x 4m)

This property benefits from a cozy front facing lounge, carpeted throughout and with an electric fire (There is an open fire behind this). A double glazed window is to the front aspect.

Kitchen 13'1" x 9'2" (4m x 2.8m)

Fitted with a bank of wooden wall and base units this kitchen is tiled throughout with Karndean flooring. It has a large sink with double glazed window above looking into the garden room.

Bathroom 7'2" x 5'10" (2.2m x 1.8m)

The bathroom is carpeted throughout and has a bank of units housing the wash hand basin. It is fitted with a bath with electric shower above and folding glass shower screen along side a bidet, heated towel rail and toilet. It also has a double glazed window.

Dining Room 9'10" x 8'10" (3m x 2.7m)

The dining room is situated at the rear of the property with views through a double glazed window onto a beautifully presented garden. This social space is carpeted throughout and has a large sliding wardrobe/ cupboard. A small cupboard in this room houses the meters for the property.

Kitchen/ Utility 7'6" x 5'10" (2.3m x 1.8m)

A small kitchen/ utility can be accessed from the main kitchen, this space is currently used as a cooking area with stand alone oven, freezer and fridge.

Garden Room 7'2" x 5'10" (2.2m x 1.8m)

A garden room is located at the back of the property with uPVC windows and vinyl flooring which cover original quarry tiles. This room allows rear access from the property onto the garden.

Bedroom 1 13'1" x 11'1" (4m x 3.4m)

Bedroom 1 is a double bedroom located at the front of the property. It has built in wardrobes, built in dressing table and is carpeted throughout. A double glazed window allows views onto a well presented front garden.

Bedroom 2 9'10" x 7'2" (3m x 2.2m)

Bedroom 2 is a single room, carpeted throughout with a double glazed front facing window and central heating radiator as well as a sliding built in wardrobe.

Bedroom 3 8'10" x 7'2" (2.7m x 2.2m)

Bedroom 3 is a single room with carpet throughout, a rear facing double glazed window and a fitted sliding wardrobe.

Garden

A very well presented front garden with a concreted drive and planted flower beds. A tall hedge keeps the property private from

the road.

The sizable back garden is split into sections, the first being a beautifully kept laid to lawn with planted flower beds and garage, this section has a side gate keeping the garden secure. The back section being a large vegetable patch with additional garden sheds and two greenhouses. Each shed has electric. Multiple fruit trees can be found in this garden.

This outdoor space needs to be viewed to be appreciated!

AGENT NOTES

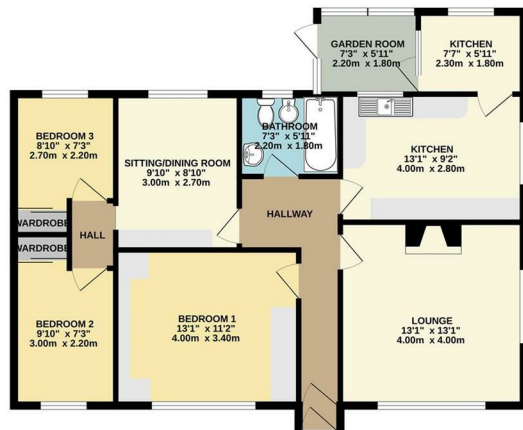
Parking: off street parking is available with this property.

Heating & Hot Water: both are provided by an oil fired boiler.

Mobile & Broadband: we understand mobile and broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Drainage is by way of a septic tank.

GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.

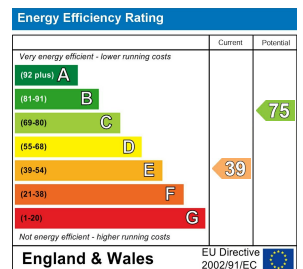


TOTAL FLOOR AREA: 900 sq.ft. (83.6 sq.m.) approx.
When using ground floor area for comparison purposes, please refer to the EPC. The EPC provides a standardised method of measuring floor area. It is important to note that the EPC does not include the area of the garden, driveway, or other external areas. The EPC also provides information on the energy efficiency of the property and the estimated energy costs. For more information on the EPC, please visit the government website: www.gov.uk/eepc



Energy Efficiency Graph

Tenure: Freehold



Services included are mains electricity, oil and drainage is by way of a septic tank.

Council tax Band D.

From Withernsea head south on Queen Street towards Patrington, turning left opposite the petrol station onto Holmpton Road. Exit the town continuing past the turn off to Hollym and the property can be found on the right hand side on the straight leading up to the village itself.

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.