



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 47 Hollym Road

Offers Over £170,000

Withernsea, HU19 2PL



Offered to the market with vacant possession and no onward chain is this two bedroom semi-detached bungalow, situated on a sought after road at the South end of the town and with generous gardens to the front and rear, complete with a private driveway with carport and garage. With uPVC glazing and gas central heating throughout the accommodation comprises: porch/hallway, two double bedrooms, tiled wet room, lounge, dining area and rear kitchen. The property would ideally suit any keen gardeners that a looking for a property with plenty of outside space and is a great option for any retiree looking to downsize by the sea. Contact our office to arrange an appointment to view this delightful bungalow before it gets snapped up!







**Porch/Hallway**

A uPVC front entrance door opens to the porch with a further glazed door opening to a central hallway with radiator.

**Bedroom One 12'5" x 10'2" (3.80 x 3.10)**

Rear facing double bedroom with fitted wardrobes to one wall with dressing unit, radiator and uPVC window.

**Bedroom Two 10'7" x 10'2" (3.25 x 3.10)**

Front facing double bedroom with uPVC window and radiator.

**Shower Room 7'10" x 4'9" (2.40 x 1.45)**

Fully tiled wet room with an electric shower, WC and pedestal basin, with a wooden tongue and groove panelled ceiling, uPVC window and towel radiator.

**Lounge 12'7" x 13'11" max (3.85 x 4.25 max)**

Good size living room with double doors creating an open plan layout through to the dining area, with a uPVC picture window to the front aspect, radiator

and an exposed stone brick fireplace with electric fire.

**Dining Area 7'10" x 11'11" (2.40 x 3.65)**

Through room leading onto the kitchen providing a useful dining space with a rear facing uPVC window, radiator and built-in airing cupboard housing the hot water cylinder. A loft hatch opens to the loft space which has a side facing uPVC window.

**Kitchen 15'1" x 7'0" (4.60 x 2.15)**

With wooden fronted kitchen units with contrasting worktops and tiled splash backs housing space for a free standing gas cooker, plumbing for a washing machine and space for a vertical fridge freezer. With a 1.5 bowl sink and drainer with mixer tap, vinyl flooring, wall mounted gas boiler, two uPVC windows and a door to the rear garden.

**Garden & Garage**

The property is set back from the roadside via a laid to lawn front garden with a low wall boundary with vehicular gates opening onto a hard standing driveway which provides off street parking and

leads under a car port at the side of the property. A gate opens through into a fully enclosed garden at the rear, also mostly laid to lawn but with a paved patio area with feature wall, mature planted borders and a canopy providing a sheltered walkway to the kitchen door. Seated within the rear garden is a pre-cast garage with up and over door.

**Agent Note**

Parking: off street parking is available with this property.

Heating & Hot Water: both are provided by a gas fired boiler and hot water tank.

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.

GROUND FLOOR  
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA - 683 sq.ft. (63.5 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplan, the measurements of rooms, fixtures, fittings and any other items shown are for guidance only. The actual measurements of the property may vary slightly from those shown on the floorplan. The agent is not responsible for any errors or omissions. The floorplan is provided for information only and does not constitute an offer or contract. The agent is not responsible for any errors or omissions. The floorplan is provided for information only and does not constitute an offer or contract. The agent is not responsible for any errors or omissions.



**Energy Efficiency Graph**

**Tenure: Freehold**

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

Council tax band C.

The property is connected to mains drainage and mains gas.

This property is located towards the end of Hollym Road on the left hand side as you exit the town heading out towards Hollym/Patrinton.

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.

