



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## Lianda Northside Road

Hollym, HU19 2RS

Offers In The Region Of  
£285,000



Modern styled four bedroom detached house, fitted with a superb high gloss kitchen diner to the rear, contemporary bathroom and ensuite, along with a deceptively large garden and integral garage with driveway for parking, this property is sure to tick many boxes on any buyer's wishlist. Finished to a high standard throughout ready for a new owner to move straight into, the property comprises: hallway, ground floor WC, front facing lounge, kitchen diner across the rear and a separate utility room, to the first floor are four good size bedrooms, one ensuite and a modern four piece family bathroom. Offering the ideal accommodation for a family looking for space to grow, both inside and out, and this property must be seen to be fully appreciated. Contact our office today to arrange an appointment to view.





**Hallway/Ground Floor WC 3'7" x 5'10" (1.10 x 1.80)**

A composite side entrance door opens into the hallway with stairs leading to the first floor landing, laminate flooring and a radiator. Continuing from the hallway is a ground floor WC, fitted with a modern grey sink and WC combo with tiled splash backs, slate tiled effect laminate flooring and a front facing uPVC window.

**Lounge 17'8" x 13'1" (5.40 x 4.00)**

Spacious living room with two uPVC windows to the front aspect, laminate flooring and a radiator.

**Kitchen Diner 13'1" x 19'4" (4.00 x 5.90)**

Contemporary high gloss grey fitted kitchen with a wide range of units and contrasting white worktops with an island unit housing an electric hob, a bank of larder units to one wall with two high level electric ovens, a 1.5 composite sink and drainer with pull out mixer tap, integrated fridge and freezer, space for a dining table, vertical radiator, rear facing uPVC window, laminate flooring and French doors to the garden.

**Utility 6'10" x 9'0" (2.10 x 2.75)**

Leading on from the kitchen and with matching grey gloss units with a composite sink with mixer tap, space/plumbing for a washing machine and dryer, gas fired boiler concealed in a cupboard, uPVC window and door to the rear garden.

**Landing**

Stairs rise onto a central landing with loft access, a side facing uPVC window, radiator, laminate flooring and a useful storage alcove.

**Bedroom One 15'5" x 13'1" (4.70 x 4.00)**

Front facing ensuite double bedroom with two uPVC windows, radiator, laminate flooring and a fitted wardrobe.

**Ensuite 5'10" x 5'10" (1.80 x 1.80)**

Modern ensuite fitted with a shower cubicle with dual shower, WC and basin set in a grey vanity unit to match the wet wall panelling. With wall tiles, towel radiator, extraction fan and an obscured glass uPVC window.

**Bedroom Two 14'3" x 9'2" (4.35 x 2.80)**

Rear facing double bedroom with a uPVC window overlooking the garden, laminate flooring and a radiator.

**Bedroom Three 15'8" x 11'1" max (4.80 x 3.40 max)**

Rear facing bedroom with uPVC window, laminate flooring, radiator and overbed reading lights.

**Bedroom Four 10'9" x 9'2" (3.30 x 2.80)**

Currently set up as a home office, with a uPVC window to the front aspect, laminate flooring and a radiator.

**Bathroom 6'10" x 9'10" (2.10 x 3.00)**

Contemporary four piece suite bathroom comprising of a roll top and claw foot bath, quadrant shower cubicle with dual shower and a vanity unit with concealed cistern WC. Patterned tiled flooring and wall tiling with contrasting shower splash back, towel radiator, extraction fan and an obscured glass uPVC window.

**Garden & Garage**

To the front of the property is a slate gravelled garden with a driveway providing off street parking and giving access to an integral garage with up and over door. Gated access leads down both sides of the property through to a long garden at the rear, mostly laid to lawn with a paved patio area stepping out from the kitchen door, enclosed by fenced boundaries and facing onto the village rugby field at the rear so as not to be overlooked.

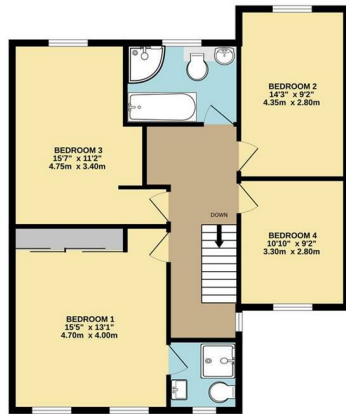
**Agent Note**

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. The property has a septic tank for drainage that discharges to the mains sewer. The property is located next to a public house

GROUND FLOOR  
809 sq.ft. (75.2 sq.m.) approx.



1ST FLOOR  
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA: 1623 sq.ft. (150.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchases. 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	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council tax band D.

The property is connected to mains gas and drainage is by way of a septic tank that discharges into a Yorkshire Water drain.

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.

