



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



4 Holmpton Road

£160,000

Withernsea, HU19 2QD



LOOKING FOR A PROJECT? CHECK OUT THIS BUNGALOW!

Having been in the same family's ownership since it was built in the 1950's is this rare opportunity to purchase this detached two bedroom bungalow, ideally suited to any buyer looking for a renovation project as this property does require a program of refurbishment throughout but it offers plenty of potential to add value and with room to even extend if desired (subject to consents). Situated in a desirable location at the south end of the town and set in a good size plot with gardens to the front and rear along with a driveway and rear garage. The accommodation comprises: porch, hallway, two double bedrooms, lounge, bathroom and kitchen. Offered to the market with the benefit of vacant possession and no chain involved, available to view via appointment only, contact our office to arrange this.





Hallway

Double doors open to an internal porch with a further door opening into a central hallway with loft access.

Lounge 11'9" x 11'9" excluding bay (3.60 x 3.60 excluding bay)

Front facing living room with a bay window and fireplace.

Kitchen 10'2" x 10'2" (3.10 x 3.10)

Rear kitchen with a window to the rear, sink and drainer unit, gas central heating boiler (non operational) and provisions for an electric cooker.

Bathroom 5'10" x 7'2" (1.80 x 2.20)

Fitted with a bath, pedestal basin and WC, with a rear facing window.

Bedroom One 11'9" x 11'9" excluding bay (3.60 x 3.60 excluding bay)

Double bedroom with a bay window to the front aspect and a fireplace.

Bedroom Two 10'2" x 10'5" (3.10 x 3.20)

Rear facing double bedroom with window and built-in airing cupboard, copper water cylinder (disconnected and removed).

Garden & Garage

The property is set back from the roadside via a laid to lawn garden with a hard standing driveway providing off street parking. Access leads down both sides of the property through to the rear where there is a further laid to lawn garden with a brick built garage, further storage shed and with fenced boundaries.

Agent Note

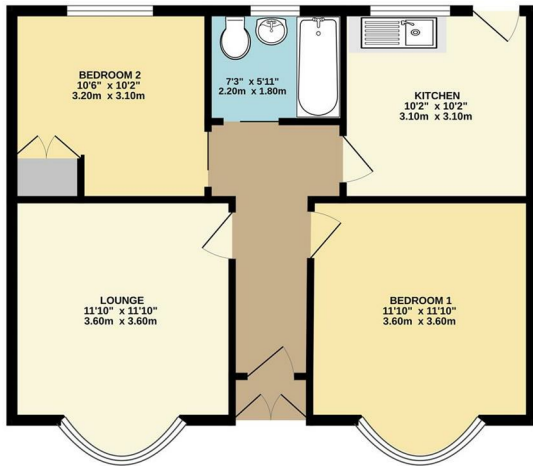
Parking: off street parking is available with this property.

Heating & Hot Water: both are provided by a gas fired boiler (although this isn't connected).

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
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 632 sq.ft. (58.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, buildings, rooms and any other items are approximate and should not be used as a basis for any purchase or other agreement. This plan is for general guidance only and should not be used as such by any prospective purchaser. The layout, fixtures and fittings shown here are not intended to be guaranteed as to their condition or otherwise and are for general guidance only.
Made with Mapbox 22102



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council tax band B.

The property is connected to all mains services.

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.

