



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## North View North Side

Offers Over £225,000

Hollym, HU19 2RX



Spacious three bedroom semi-detached house occupying a large plot with plenty of off street parking and a south facing garden at the rear, offered to the market with no chain involved and providing a great option for anyone looking for a family home in this small village. With uPVC glazing and gas central heating throughout the accommodation comprises: entrance lobby, dining room, rear kitchen diner, spacious lounge with stove and a second entrance with ground floor WC, to the first floor are three bedrooms and a bathroom with four piece suite. Externally is a gated driveway, brick built garage and an enclosed rear garden that provides a blank canvas for any gardeners to add their own stamp to. The property has had a number of improvements, including replacement fibreglass dormer roofs, re-pointing work and a 3- piece rendering system to name but a few of the improvements, and is now ready for a buyer to add the final decorative touches to make it their own home. Available to view via appointment, contact our office to arrange this.







### Entrance

A uPVC door opens into the entrance lobby with stairs leading to the first floor landing and access through to the dining room.

### Dining Room 10'11" x 8'4" (3.35 x 2.55)

A central second reception room leading through to the kitchen and lounge, providing a formal dining space or playroom etc if desired, with a front facing uPVC window, radiator and under-stairs-storage cupboard.

### Kitchen Diner 16'8" x 11'7" (5.10 x 3.55)

Good size kitchen with rear dining space, fitted with grey units with marbled effect worktops and tiled splash walls, housing an electric oven and gas hob, 1.5 bowl sink and drainer with mixer tap, plumbing for a washing machine and with a breakfast bar facing out onto the rear garden. With two uPVC windows, a uPVC rear entrance door, vinyl flooring, two radiators and a gas combi-boiler.

### Lounge 19'8" x 11'11" (6.00 x 3.65)

Spacious dual aspect living room with uPVC windows to the front, side and rear, with two radiators and a fireplace housing a solid fuel stove.

### Second Entrance & WC 11'5" x 3'11" (3.50 x 1.20)

A uPVC front entrance door opens to a tiled lobby with radiator and access through to a ground floor WC with basin and further uPVC door leading out to the rear garden.

### Landing

Stairs lead to a central landing with access leading to all first floor rooms.

### Bedroom One 10'9" x 11'11" (3.30 x 3.65)

Double bedroom with a uPVC window to the front aspect and radiator.

### Bedroom Two 10'11" x 8'4" (3.35 x 2.55)

Second double bedroom with a front facing uPVC window, radiator and built-in shelved storage cupboard.

### Bedroom Three 8'2" x 11'11" max (2.50 x 3.65 max)

Rear bedroom with a uPVC glazed dormer window and radiator.

### Bathroom 5'1" x 11'9" (1.55 x 3.60)

Fitted with a four piece suite comprising of a bath, alcove shower cubicle, pedestal basin and WC, with tiled walls, radiator, uPVC window and access to the eaves storage space.

### Garden

Double gates open onto an enclosed block paved driveway seating a brick built detached garage and provides off street parking for multiple cars. This continues onto a large garden at the rear, mostly laid to lawn, with a raised pond, further small pond, patio area, glazed potting shed and a central pathway leading to an enclosed area of garden seating three storage sheds and offering the ideal space for a cultivated garden if desired. With three mature apple

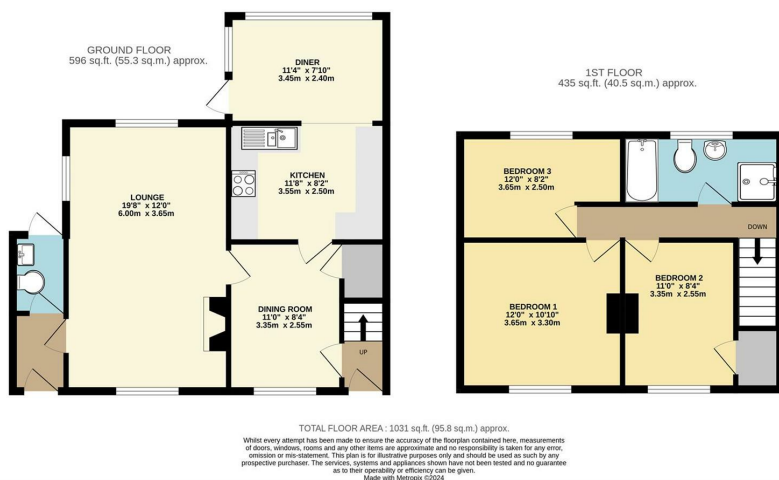
trees, rose bushes and a number of plant bulbs such as foxglove and tulips to provide plenty of colour at the right times of year.

### 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.

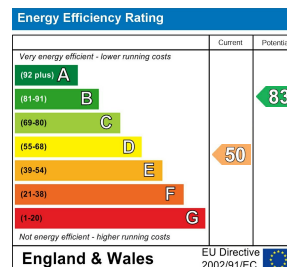
Please be advised the property adjoins a working pig farm and has drainage by way of a septic tank.

The property has recently had a 3 piece rendering system installed, had replacement fibreglass dormer roofs, external pointing works to the chimney stacks & block paving and replacement low energy LED lighting to some rooms.



## Energy Efficiency Graph

Tenure: Freehold



Council tax band B.

Mains gas connected and drainage is by way of a septic tank.

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.