



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Langdales Northside Road

Offers Over £155,000

Hollym, HU19 2RS



Set in the heart of this small rural village and occupying a good size plot with a large garden to the rear is this semi-detached true bungalow, deceptive in size and benefitting from a garage, off street parking and vacant possession with no onward chain. The accommodation comprises: entrance hall, lounge, main bedroom, second bedroom, study, open plan kitchen diner and the bathroom. The property has uPVC glazing and gas central heating in place. Located only a couple of miles from the beach and the nearest town which has a wide range of amenities, the property is also on a main bus route, making this property would ideally suited someone looking to downsize and retire to the area. Viewings are available via appointment only, please call us today to arrange.





Hallway

An open fronted storm porch provides access into the hallway via a glazed wooden entrance door, with access to the loft and a radiator.

Lounge 13'1" x 13'1" (4.00 x 4.00)

Glazed uPVC style bay window to the front aspect, laminate flooring, radiator and panelling to the ceiling. Feature fireplace with a marbled effect back panel, black granite hearth and an inset living flame gas fire.

Bedroom One 10'11" x 11'11" (3.35 x 3.65)

UPVC bay window to the front aspect, radiator and panelling to the ceiling.

Study 11'5" x 7'10" (3.50 x 2.40)

Useful room with an internal window to the second bedroom, solar pipe to the ceiling and a radiator.

Bedroom Two 6'6" x 11'5" (2.00 x 3.50)

Rear facing bedroom with a uPVC window and radiator. Also offers potential for buyers to reinstate as one large bedroom by removing the Study if preferred.

Kitchen Diner 16'4" x 11'7" (5.00 x 3.55)

Open plan room with a range of fitted beech effect kitchen

units to the base and walls with black work surfaces, inset stainless steel sink and drainer with mixer tap, fitted gas hob with an electric oven below and extraction fan above. Space and plumbing for an automatic washing machine, tumble dryer and upright fridge freezer. UPVC window to the rear aspect, glazed door leading to a uPVC rear porch with access out to the garden. Radiator and vinyl flooring to the kitchen area and space for a kitchen table.

Bathroom 5'10" x 5'6" (1.80 x 1.70)

Fitted with a modern three piece white suite comprising of a P-shaped shower bath with glass screen and mains fed shower, low level WC and pedestal wash hand basin. Tiled splash backs, vinyl flooring, radiator, extraction fan and an obscured glazed uPVC window. Leading from the bathroom is a large airing cupboard housing the gas fired boiler.

Garden

To the front of the property is a pleasant garden, mostly laid to lawn with mature shrubs, raised flower beds and a hard standing side driveway continuing on to the garage to provide off street parking. Stepping out to the rear is large rear garden, laid to lawn with raised cobblestone flower beds, patio area and well enclosed by fenced boundaries.

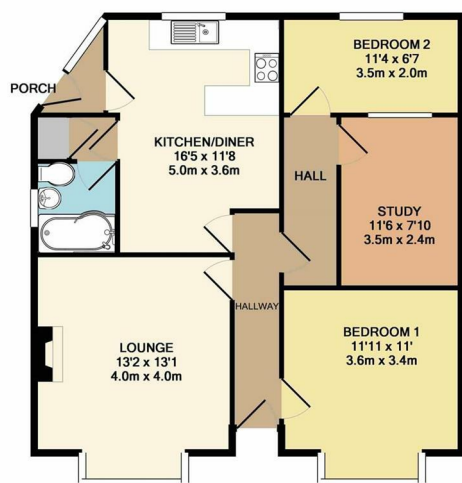
Garage

Large pre-cast garage under a pitched roof with an up and over garage door.

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 cabinet) 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 however we are informed this discharges into the mains sewer.



TOTAL APPROX. FLOOR AREA 829 SQ.FT. (77.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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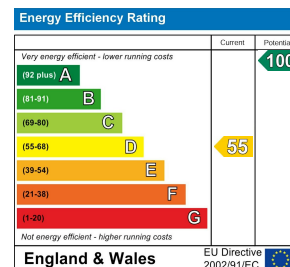
Services include mains gas, electric and the property is connected to a septic tank.

Council tax band B.



Energy Efficiency Graph

Tenure: Freehold



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