



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



17 Holmpton Road

£240,000

Withernsea, HU19 2QD



Located at the south end of town, just a short stroll from the seafront, this spacious link-detached property offers generous and versatile accommodation, making it an ideal family home.

Boasting two well-proportioned reception rooms, a stylish kitchen diner, four bedrooms and bathrooms to both floors, providing plenty of space and flexibility for modern living.

Externally, a gravelled frontage and driveway provide parking for multiple vehicles, complemented by a tandem side garage. To the rear, a large enclosed garden — mainly laid to lawn with mature planting — features a summerhouse, creating the perfect setting for outdoor entertaining or peaceful relaxation.

Homes of this size and quality, so close to the seafront, are a rare find and always in demand. Finished to a high standard throughout, this superb property is ready for its new owners to move straight in and enjoy. Early viewing is highly recommended.





Screened from the roadside by mature planting and a low wall, the property enjoys a gravelled frontage offering overflow parking in addition to a side driveway, which leads to a tandem garage with up-and-over door, personal rear access, and valuable storage space. A gated pathway continues beside the property to a generous rear garden, fully enclosed and mainly laid to lawn, complemented by mature borders, a paved patio area, and a charming wooden summerhouse – an ideal spot for outdoor entertaining or peaceful retreat.

Stepping inside via the side entrance, the hallway provides access to the main living areas, with stairs rising to the first floor. To the front, a spacious living room is centred around an exposed brick fireplace housing a solid fuel stove, creating a warm and inviting focal point. The open-plan kitchen diner is fitted with cream units and butcher's block-style worktops, complete with built-in oven and hob, offering an excellent balance of practicality and style with ample dining space. A second reception room provides versatility – ideal as a formal dining room,

family room, or even a ground-floor bedroom – with patio doors leading directly out to the garden. Completing the ground floor is a bedroom and a bathroom with shower over the bath.

Upstairs, a central landing leads to a second bathroom along with two generous double bedrooms, one front-facing and one to the rear, plus an additional single bedroom, making this a highly versatile family home.

Hallway

Lounge 15'5" x 11'11" (4.70 x 3.65)

Kitchen Diner 20'11" x 9'10" (6.40 x 3.00)

Bathroom 6'4" x 6'4" (1.95 x 1.95)

Bedroom Four 9'0" x 9'10" (2.75 x 3.00)

Sitting Room/Bedroom Five 14'11" x 11'11" (4.55 x 3.65)

Landing

Bathroom 5'4" x 6'8" (1.65 x 2.05)

Bedroom One 11'1" x 11'9" (3.40 x 3.60)

Bedroom Two 14'1" x 11'9" (4.30 x 3.60)

Bedroom Three 9'2" x 6'8" (2.80 x 2.05)

Garden & Garage

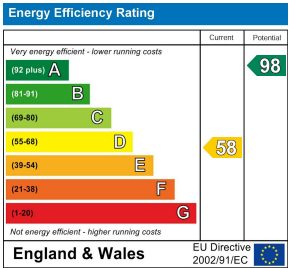
Agent Note

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.
Council tax band C.
The property is connected to mains gas and mains drainage.



Energy Efficiency Graph

Tenure: Freehold



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