



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



3 South View

£190,000

Hollym Withernsea, HU19 2RU



Situated along a typical country village lane in the rural village of Hollym, this three bedroom semi detached home enjoys a peaceful setting with open field views to the rear, offering a true taste of countryside living while still remaining within easy reach of the nearby town and its full range of amenities.

The property has been thoughtfully updated by the current owners to a high standard, resulting in a beautifully presented home that blends modern styling with characterful touches. Premium features such as solid oak internal doors and staircase, plantation style window shutters and a cosy log burning stove all contribute to the home's warm and welcoming feel. The modern kitchen diner provides a sociable family space complete with booth style seating, while the contemporary family bathroom adds to the sense of quality throughout.

Externally, the property benefits from off street parking to the front and a deceptively large garden to the rear, which backs onto open countryside and provides an excellent space for families or anyone looking to enjoy outdoor living. Practicality has also been well considered, with useful storage areas including a rear entrance porch, side lobby and external store room.

Offering two double bedrooms and a generous single, this attractive home is perfectly suited to families, couples or anyone seeking village living with a modern finish already in place.





The property is approached via a driveway providing convenient off street parking, complemented by areas of mature planting that soften the frontage.

Entering through the front door leads into the hallway, where an attractive oak staircase rises to the first floor. Bespoke built in storage cupboards beneath the stairs provide practical everyday storage.

From here access leads into the living room, a welcoming and comfortable space enjoying a west facing window that allows plenty of natural light to fill the room. A log burning stove forms the focal point, creating a cosy atmosphere during the cooler months.

Across the rear of the property is the open plan kitchen diner, fitted with modern grey units incorporating a high level built in oven and separate hob. The space has been thoughtfully designed with built in corner seating and table space to create a booth style dining area, ideal for family meals or entertaining guests.

To the rear of the kitchen is a useful entrance porch

accessed from the garden, providing the perfect space for coats and shoes after spending time outdoors. A side lobby runs alongside the property, offering access between the front and rear gardens while also connecting to a useful external store room. The rear garden is of a particularly good size and enjoys a pleasant outlook across open fields to the rear. Mainly laid to lawn, it features a range of mature neighbouring shrubs and evergreens that provide a good degree of privacy. A decked seating area offers an ideal spot for outdoor dining or relaxing, while the generous lawn provides ample space for children to play or for keen gardeners to further develop and enjoy the space.

To the first floor, the landing gives access to two double bedrooms and a further well proportioned single bedroom. The updated family bathroom is fully tiled and fitted with a stylish suite including a bath with shower above.

Lounge 12'9" x 12'7" (3.9m x 3.85m)

Kitchen/ Diner 19'8" x 9'5" (6m x 2.88m)

Bedroom 1 12'9" x 10'0" (3.9m x 3.05m)

Bedroom 2 12'5" x 10'5" (3.8m x 3.2m)

Bedroom 3 8'9" x 7'10" (2.69m x 2.41m)

Bathroom 8'0" x 5'3" (2.45m x 1.62m)

Garden

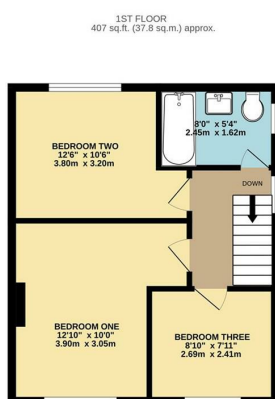
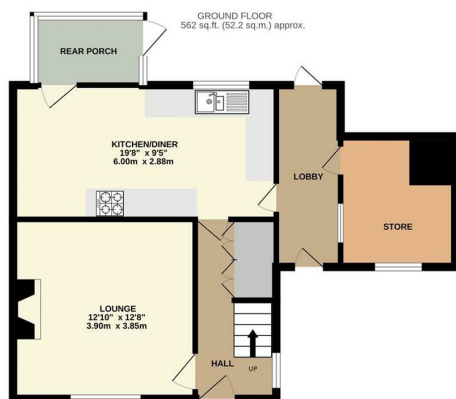
AGENT NOTES

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 is connected to mains drainage
Council tax band A



TOTAL FLOOR AREA: 969 sq. ft. (90.0 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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		
(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

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.

181 Queen Street, Withernsea, East Yorkshire, HU19 2JR

Telephone: 01964 611281 | www.goodwinfox.com

sales@goodwinfox.com, | rent@goodwinfox.com

