



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



30 Withernsea Road

Offers Over £185,000

Hollym Withernsea, HU19 2QH



30 Hollym Road is a beautifully presented and fully refurbished two-bedroom mid-terraced property, offering stylish modern accommodation, excellent flexibility and lovely open field views to both the front and rear.

The open-plan kitchen/diner is fitted with a contemporary grey gloss kitchen, creating a modern and sociable space for cooking, dining and entertaining. Continuing through the property, the living room provides a comfortable and inviting space, featuring a log burner which creates a cosy focal point and is perfect for relaxing evenings. A modern downstairs bathroom adds convenience, before leading through to the bright and spacious conservatory at the rear of the property. The conservatory enjoys views over the newly landscaped garden and the open fields beyond, providing a lovely additional space to relax and enjoy the outlook.

Upstairs, the master bedroom is a well-proportioned room with pleasant views, while the stylish family bathroom has been modernly refurbished and complements the contemporary finish found throughout the home. The office then leads directly into the second bedroom, which is accessed through a characterful sliding barn door, currently utilised as a dressing room. This flexible arrangement could easily be adapted to suit individual requirements, whether used as a second bedroom, dressing room, nursery, office or additional storage space.

Externally, the rear garden has been newly paved and gravelled to create a low-maintenance outdoor area, with fencing providing privacy and security. The property also benefits from off-road parking to the rear, accessed via the neighbouring property.





30 Hollym Road is a thoughtfully refurbished two-bedroom mid-terraced home, combining contemporary style with a warm and inviting feel. Finished to a high standard throughout, the property offers flexible living accommodation, modern fittings and beautiful open views to both the front and rear.

Entering through the front porch, the hallway leads into a stylish open-plan kitchen/diner, complete with a contemporary grey gloss kitchen and plenty of space for dining and entertaining. The accommodation continues into a comfortable living room with log burner, creating a cosy and welcoming space to relax. To the rear, a bright conservatory provides an additional reception space and enjoys views across the garden and fields beyond. A modern downstairs bathroom adds further practicality.

Upstairs, the master bedroom is complemented by a modern family bathroom, while a versatile home office with a characterful sliding barn door leads through to the second bedroom, currently used as a dressing room. This flexible arrangement offers a range of possibilities to suit modern living and working from home.

Outside, the rear garden has been newly paved and

gravelled, creating an attractive and low-maintenance space. The garden is fully fenced and benefits from off-road parking to the rear, accessed via the neighbouring property.

With its full refurbishment, modern kitchen and bathrooms, log burner, conservatory, dedicated office space, low-maintenance garden and field views from both sides of the property, 30 Hollym Road offers a wonderful opportunity for anyone looking for a stylish, move-in-ready home with something a little different.

Early viewing is highly recommended to fully appreciate the space, finish and setting this lovely home has to offer.

Porch

Hallway

Living Room 11'8" x 11'4" (3.56 x 3.46)

Kitchen/Diner 9'9" x 16'7" (2.98 x 5.06)

Downstairs Bathroom 6'0" x 5'2" (1.84 x 1.60)

Conservatory 10'5" x 9'2" (3.19 x 2.81)

Bedroom 1 9'7" x 9'10" (2.93 x 3.00)

Bathroom 10'3" x 6'9" (3.13 x 2.07)

Office 7'1" x 9'2" (2.17 x 2.81)

Bedroom 2 (Dressing Room) 8'5" x 7'3" (2.57 x 2.21)

Garden

Agent Note

Parking: off street parking is available with this property.

Council Tax: Band C

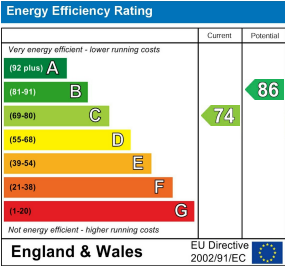
Heating & Hot Water: Heating and hot water is via a gas fired combi boiler.

Mobile & Broadband: we understand mobile and broadband are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.



Energy Efficiency Graph

Tenure: Freehold



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