



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Katoomba Withernsea Road

£180,000

Hollym Withernsea, HU19 2QH



A well presented two bedroom semi-detached bungalow, occupying a particularly pleasant position with open fields to both the front and rear. Offering generous parking, a garage and a good size enclosed garden, this is a practical home that provides plenty of outside space without being overlooked.

The large gravelled frontage offers an exceptional amount of off street parking, making this an ideal choice for those with multiple vehicles or anyone needing space for a caravan or motorhome. The adjoining garage provides further useful storage, with access from both the front and rear.

Inside, the property is well laid out with two genuine double bedrooms, both benefitting from fitted wardrobes, together with a good size lounge, modern kitchen and low maintenance shower room. A useful rear utility/porch extension provides additional practical space and direct access to the garden.

The rear garden is a real feature, being fully enclosed and backing onto open fields, with a generous lawn, paved patio and raised planted bed. A wooden workshop with workbenches and power provides an excellent space for hobbies, tinkering or simply storing garden equipment. Well kept and neutrally decorated throughout, this delightful bungalow is ready for a new owner and would particularly suit those looking for manageable single-level living within easy reach of Withernsea and the coast.





The property is approached via a particularly generous gravelled frontage, providing ample off street parking with plenty of space for multiple vehicles, a caravan or motorhome. The adjoining garage offers further useful space, with an up and over door to the front and a personal door opening to the rear.

A pedestrian gate provides side access through to the rear garden. This is a good size enclosed space, predominantly laid to lawn with a large paved patio providing an ideal area for outdoor dining or seating. Raised planting beds and a combination of fenced and hedgerow boundaries create a pleasant setting, while the open fields beyond provide an attractive outlook.

A substantial wooden workshop occupies part of the garden and is equipped with workbenches and power, providing an excellent space for hobbies, woodworking or general storage.

Entering through the front entrance porch, a welcoming hallway provides access to the accommodation together with loft access via a pull-down loft ladder.

The lounge faces the front of the property and benefits from a bay window overlooking the green space.

To the rear are two comfortable double bedrooms, both enjoying the open outlook and fitted with wardrobes having sliding doors.

The shower room provides a practical low maintenance space with wet wall panelling, shower cubicle, WC and wash basin.

Continuing through the property is the modern kitchen, fitted with a range of neutral white units incorporating a built-in electric oven and hob, together with space for an under-counter fridge.

A useful rear extension provides a dedicated utility space with plumbing for a washing machine and a door opening directly onto the rear garden, completing this practical and well laid out bungalow.

- Lounge 11'11" x 11'10" (3.65 x 3.62)
- Porch
- Hallway
- Bathroom 7'10" x 5'8" (2.40 x 1.75)
- Bedroom 1 11'11" x 10'0" (3.65 x 3.05)
- Bedroom 2 11'11" x 9'1" (3.64 x 2.78)
- Kitchen 12'11" x 7'11" (3.95 x 2.42)
- Utility Room 9'6" x 7'10" (2.90 x 2.40)
- Garden

Agent Note

Parking: The property benefits from off-street parking via a private driveway, providing space for multiple vehicles and an attached garage.

Heating & Hot Water: Supplied by a gas boiler.

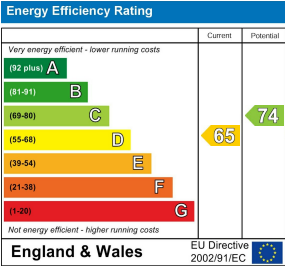
Mobile & Broadband: We understand that mobile and broadband services are available. For further information on providers, predicted speeds and coverage, prospective buyers are advised to consult the Ofcom checker.

Additional Information: The loft has been insulated using spray foam insulation, which can enhance energy efficiency. Buyers should be aware that some mortgage lenders or surveyors may request further details in relation to this, and it is recommended that advice is sought as part of the purchasing process.



Energy Efficiency Graph

Tenure: Freehold



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.

