Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Silverdale Withernsea Road

Hollym Withernsea, HU19 2QH

Offers In The Region Of £155,000

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A detached two bedroom true bungalow, enjoying a pleasant semi-rural setting overlooking open fields, offered to the market with vacant possession and no chain involved.
Providing well balanced accommodation throughout, the property includes two double bedrooms, a spacious lounge, fitted kitchen, bathroom, and a rear conservatory overlooking the garden.
While the property would benefit from modernisation, it presents an excellent opportunity for a buyer to update and personalise a well proportioned home, making it ideal for those looking to create something to their own taste.
Externally, the property benefits from a driveway providing off street parking, a side garage with electric roller door, and a good size rear garden, designed for ease of maintenance.
Located on the outskirts of Withernsea, the home offers a peaceful position while still being within easy reach of local amenities, transport links and the coast, with a main bus route nearby.











A brick paved frontage provides off street parking and access to the adjoining side garage, with an electric roller door, while a feature hedge and dwarf wall add kerb appeal.
A front entrance porch opens into a central hallway, with rooms branching off either side.
To the front are two mirrored rooms, both featuring bay windows — one currently used as a double bedroom with fitted wardrobes, and the other as a lounge with decorative fireplace.
To the rear is a second bedroom, which acts as a through room into the conservatory, offering views over the garden and flexibility of use.
The bathroom is fitted with a bath and shower above, while the kitchen is fitted with oak effect units, incorporating a built-in oven and hob along with an integrated fridge freezer. A door from the kitchen leads directly out to the garden.
Externally, the rear garden is designed for low maintenance, being mainly gravelled with paved pathways and a patio area adjoining the conservatory. A storage shed provides useful external space, with the garden enclosed and screened by mature hedging for privacy.

Lounge 12'0" x 11'10" (3.66m x 3.63m)

Kitchen 11'2" x 10'9" (3.42m x 3.3m)

Bedroom 1 12'0" x 10'5" (3.67m x 3.2m)

Bedroom 2 10'9" x 8'10" (3.3m x 2.7m)

Bathroom 7'10" x 5'3" (2.4m x 1.62m)

Conservatory 11'1" x 8'5" (3.39m x 2.57m)

Garden & Garage

AGENT NOTES
Parking: The property benefits from off-street parking via a private driveway, providing space for multiple vehicles.

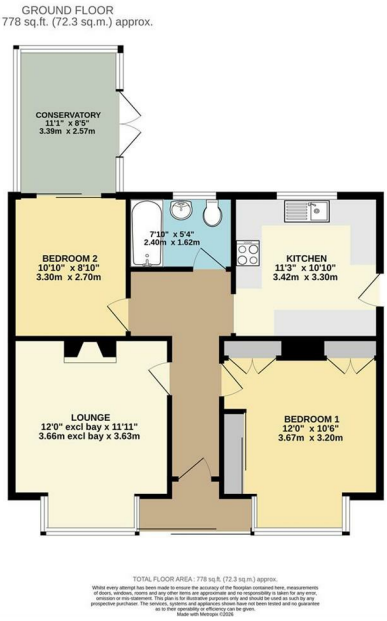
Heating & Hot Water: Supplied by a gas combination boiler.

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.

Council Tax Band C.

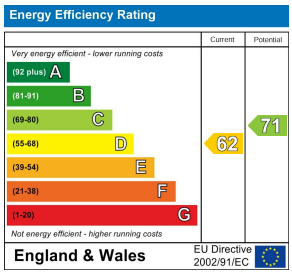
Drainage is by way of a septic tank.

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 firms employment has the authority to make/give any representation or warranty in respect of the property.

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