



**Manor Garth, Holmpton, Withernsea, HU19 2QS**

**Welcome to**

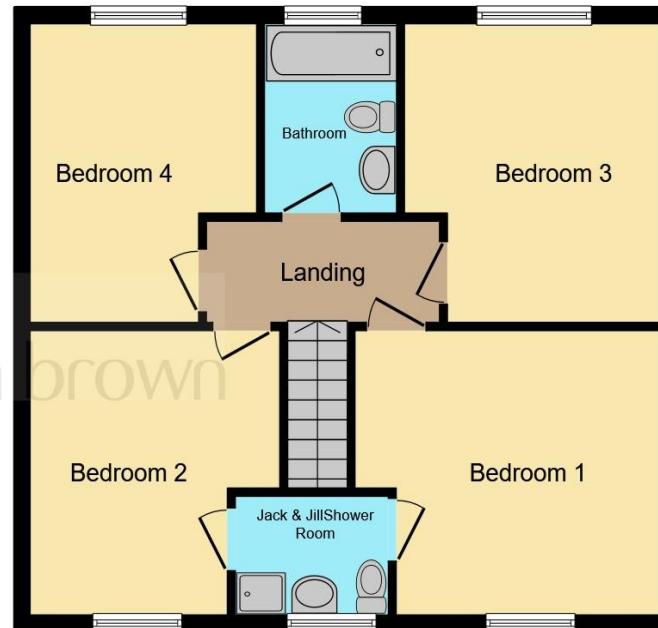
## **Manor Garth, Holmpton, Withernsea**

Immaculate four-bed detached home in a sought-after Withernsea location. Modern throughout with stylish kitchen, two bathrooms plus downstairs WC, and Jack & Jill ensuite. Features ample parking, double garage with room above, and a beautifully landscaped garden.





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## **Location:**

Ideally located in a prime residential area of Holmpton, Withernsea, close to local amenities, schools, and the seafront, this outstanding home offers the perfect blend of modern living and coastal convenience.

## **Entrance Hall**

### **Living Room**

24' 9" max x 10' 9" max ( 7.54m max x 3.28m max )

### **Dining Room**

12' 8" max x 10' 3" max ( 3.86m max x 3.12m max )

### **Kitchen**

17' 3" max x 11' 6" max ( 5.26m max x 3.51m max )

### **Downstairs Cloakroom**

5' 2" max x 2' 4" max ( 1.57m max x 0.71m max )

### **Bedroom 1**

12' 2" max x 11' 4" max ( 3.71m max x 3.45m max )

### **Bedroom 2**

12' 2" max x 10' 9" max ( 3.71m max x 3.28m max )

### **Jack & Jill Ensuite**

6' 5" max x 4' 7" max ( 1.96m max x 1.40m max )

### **Bedroom 3**

12' 3" max x 11' 6" max ( 3.73m max x 3.51m max )

### **Bedroom 4**

12' 2" max x 9' 5" max ( 3.71m max x 2.87m max )

### **Bathroom**

7' 7" max x 5' 8" max ( 2.31m max x 1.73m max )

## Welcome to

### Manor Garth, Holmpton, Withernsea

- GUIDE PRICE £300,000 - £320,000
- IMMACULATE FOUR-BED DETACHED HOME
- COUNCIL TAX BAND: D
- SOUGHT-AFTER LOCATION
- MODERN KITCHEN AND BATHROOMS

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

**£300,000 - £320,000**



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#### Directions to this property:

Please see below map, or for further information, please contact the residential sales team on 01482 327913.



Please note the marker reflects the postcode not the actual property



Property Ref:  
HDR123299 - 0003

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