Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



20 Hollym Road

£250,000

Withernsea, HU19 2PJ

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Situated in a popular residential area of Withernsea, this three-bedroom detached bungalow offers well-proportioned accommodation, an enclosed rear garden and a detached garage.

The property briefly comprises an entrance hallway, spacious lounge/dining room, fitted kitchen with adjoining sun room overlooking the rear garden, two double bedrooms, a further single bedroom and a bathroom fitted with a walk-in shower, wash hand basin and WC.

The lounge/dining room provides a welcoming living and entertaining space, leading through to the kitchen, which offers a range of fitted units and worktop space. The adjoining sun room is an ideal spot to relax while enjoying views over the rear garden.

There are three bedrooms in total, comprising two doubles and one single, making the property suitable for couples, families or those looking to downsize.

Outside, the property benefits from an enclosed rear garden, offering space for relaxing and entertaining, alongside a detached garage and driveway providing off-road parking.











A well-presented three-bedroom detached bungalow situated in a popular residential area of Withernsea. Offering two double bedrooms, a single bedroom, spacious lounge/dining room, fitted kitchen and adjoining sun room overlooking the enclosed rear garden. Externally, the property benefits from a detached garage and driveway providing off-road parking. Ideally located within this popular coastal town, close to local amenities and the seafront. An ideal home for a range of buyers, with early viewing highly recommended.

Porch

Living Room 10'9" x 22'4" (3.30 x 6.81)

Kichen 10'11" x 16'5" (3.35 x 5.02)

Bedroom 1 10'6" x 13'3" (3.21 x 4.05)

Bedroom 2 9'4" x 6'8" (2.85 x 2.04)

Bedroom 3 12'9" x 7'6" (3.89 x 2.31)

Bathroom 7'5" x 6'5" (2.28 x 1.97)

Sunroom 14'2" x 14'11" (4.32 x 4.57)

Garage

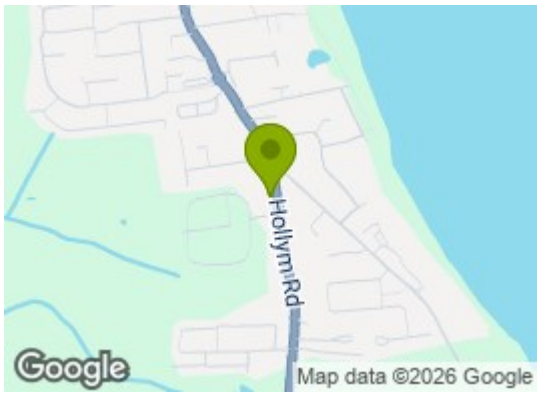
Garden

Agent Note

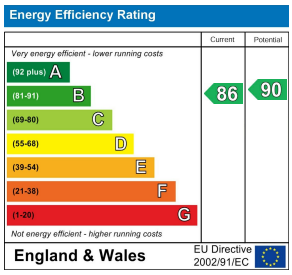
Parking: off street parking is available with this property.
Heating & Hot Water: both are provided by a gas fired boiler.
Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available in the area. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.
Council tax band B.
The property is connected to mains gas and mains drainage services. The property also benefits from solar panels which are owned.

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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