



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



**58 Hollym Road**

**Fixed Asking Price £475,000**

**Withernsea HU19 2PJ**



Set on the highly sought after Hollym Road area of Withernsea, this exceptional detached house offers a perfect blend of style, quality, and generous living space. With four large double bedrooms, each equipped with fitted wardrobes, this home is designed for comfort and practicality. The luxurious bathrooms provide a touch of elegance, ensuring that both family and guests enjoy a delightful experience.

The heart of the home is undoubtedly the stunning open-plan kitchen diner, coupled with a 30ft rear living room, creating an inviting atmosphere for entertaining or relaxing with loved ones. The abundance of natural light enhances the sense of space, making this area truly the focal point of the property.

Occupying a very large plot, the west-facing garden overlooks open fields, providing a serene and private outdoor space that is not overlooked. This tranquil setting is perfect for enjoying the evening sun, hosting summer gatherings or providing a great space for children to play. Additionally, the property boasts ample parking for multiple vehicles with a double garage and an in and out driveway to meet a large family's needs.

For those seeking extra versatility, the integral second garage present an exciting opportunity for conversion, allowing you to tailor the space to your needs, whether it be a home office, gym, or additional living area.

This remarkable home is a rare find and has to be one of the largest that the town has to offer, combining modern living with a quality finish, this stylish and spacious residence wants for nothing and must be seen to be fully appreciated. Do not miss the chance to make this stunning property your own.





The property is set back from the roadside via a brick paved in and out driveway, providing dual access and off street parking for multiple vehicles, with sweeping borders and a low boundary wall. Access leads to both the integral garage and the standalone double garage with and electric up and over double garage door. Gates lead through into a deceptively large West facing rear garden, laid to lawn but with a feature paved patio area and further elevated decked patio with Pergola. With the rear being enclosed by a mixture of fenced and walled boundaries, with mature trees, planted borders and facing out over opens fields at the rear so as to not be overlooked or overshadowed.

Double doors open to a spacious front entrance hall with a feature sweeping staircase leading to the first floor landing, access leads off to a ground floor WC, utility room with external door and to the integral garage that offers plenty of potential for conversion to additional living space if desired. Continuing from the entrance hall is a large rear living room, approximately 30 ft wide with floor to ceiling rear windows casting plenty of natural lighting, creating a great space for hosting family or guests.

The heart of the home is the open plan kitchen, with a vaulted ceiling and contemporary white units with marbled effect worktops and gold accents, this seamlessly flows through to an open plan dining room and sitting room with window seat to the bay window.

A central landing gives access to four large double bedrooms, each with fitted wardrobes, and to a fully tiled shower room and a

luxurious family bathroom, with his & hers vanity and a double sided sunken bath with marble surround.

#### **Entrance Hall**

#### **Lounge**

29'10" x 27'8" max (9.10 x 8.45 max)

#### **Sitting Room**

15'1" x 10'4" (4.60 x 3.15)

#### **Dining Room**

12'5" x 11'11" (3.80 x 3.65)

#### **Kitchen**

18'2" x 11'11" (5.55 x 3.65)

#### **Integral Garage**

21'11" x 11'3" (6.70 x 3.45)

#### **Utility**

6'10" x 7'6" (2.10 x 2.30)

#### **Ground Floor WC**

#### **Landing**

#### **Bedroom One**

22'7" x 13'1" (6.90 x 4.00)

#### **Bedroom Two**

11'5" x 14'9" (3.50 x 4.50)

#### **Bedroom Three**

11'11" x 14'11" (3.65 x 4.55)

#### **Bedroom Four**

11'11" x 11'11" (3.65 x 3.65)

#### **Bathroom**

17'10" max x 13'5" (5.45 max x 4.10)

#### **Shower Room**

#### **Garden**

#### **Garage**

#### **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. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Council tax band F.

Services include mains gas, electric and drainage connections.



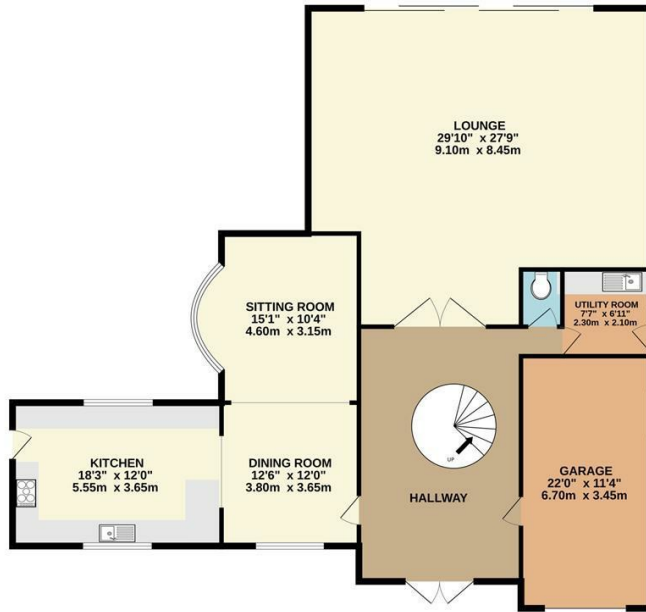


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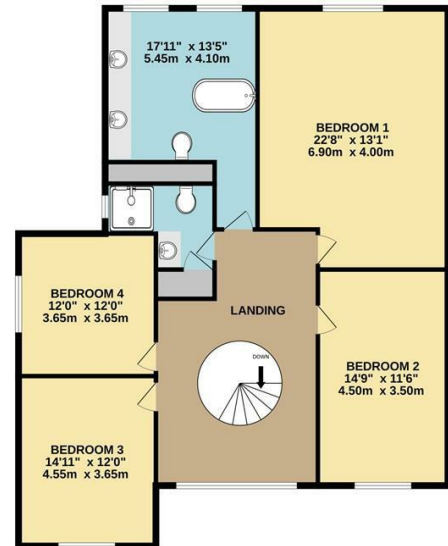
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GROUND FLOOR  
1954 sq.ft. (181.5 sq.m.) approx.

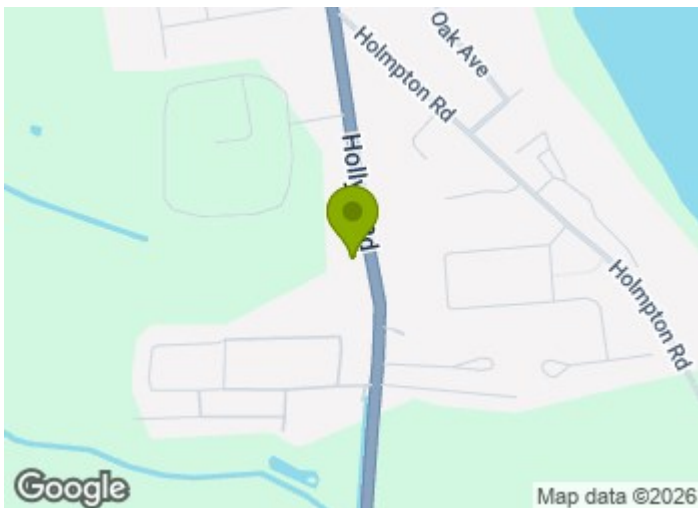


1ST FLOOR  
1472 sq.ft. (136.8 sq.m.) approx.



TOTAL FLOOR AREA: 3426 sq.ft. (318.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

