



School Lane, Holmpton
Withernsea

£250,000 – £260,000

 WIGWAM

School Lane

Holmpton, Withernsea

Guide Price: £250,000 – £260,000

- NO CHAIN
- 2 DOUBLE BEDROOMS
- SEMI-DETACHED COTTAGE
- LARGE GARDENS
- POTENTIAL FOR ADDITIONAL PROPERTY
- IMMACULATELY PRESENTED

This charming semi-detached cottage in Holmpton is offered to the market with no onward chain, an ideal opportunity for those with equestrian interests, dog walkers or those craving more outside space with the potential to extend/build on subject to the necessary planning consents. The property boasts a light and spacious lounge with high ceilings and log burner creating a cosy, inviting space. The kitchen/diner is perfect for family meals and entertaining, while the utility room and downstairs WC add convenience to daily living.

Upstairs, you'll find two generously sized double bedrooms that provide ample space for relaxation, along with a family bathroom that caters to all your needs.



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Externally, the property enjoys allocated parking, stunning and capacious gardens at the front with paddock views & offering plenty of outdoor space. The site does have the capacity/potential to build another plot, making this cottage not just a lovely home but also a fantastic investment opportunity. Don't miss out on this unique offering in Holmpton!

Holmpton is a conservation area and is known for its picturesque countryside views and peaceful atmosphere, making it a great location for walkers, dog owners and horse lovers. The village offers a quiet and serene setting, perfect for those seeking a tranquil lifestyle away from the hustle and bustle of the city. The nearby town of Withernsea is approximately 3.5 miles away, making it only 5 minutes drive and offers a variety of attractions such as sandy beaches, shops, cafes and much more!

This expansive front garden is beautifully landscape and offers a mix of lush greenery. A well-maintained pathway leads to the driveway and front gate. With ample square footage, the garden holds significant potential for the addition of another property.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C





Entrance Hall

With LVT flooring, double glazed windows, storage cupboard, under floor heating, spotlights, door leading to kitchen/diner, door leading to lounge and stairs leading to the first floor.

Lounge

With carpet flooring, under floor heating, log burner, double glazed windows and spotlights.

Kitchen/Diner

With tiled flooring, double glazed windows, feature fireplace, spotlights, under floor heating, cabinets, sink/drainage, laminate worksurfaces, integrated hob, integrated microwave, integrated oven, integrated dishwasher, fan extractor, space for appliances and door leading to utility room.

Utility Room

With tiled flooring, space for appliances, storage cupboard, laminate work surfaces, cabinets, spotlights, door leading to front aspect and door leading to downstairs WC.

Downstairs WC

With tiled flooring and WC.

Bedroom 1

With carpet flooring, radiator, storage cupboard with an in built radiator, double glazed windows, spotlights and fitted wardrobes.

Bedroom 2

With carpet flooring, radiator, double glazed windows and fitted wardrobes.

Bathroom

With tiled flooring, vanity hand wash basin, walk in shower, WC, towel radiator and spotlights.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	60	72

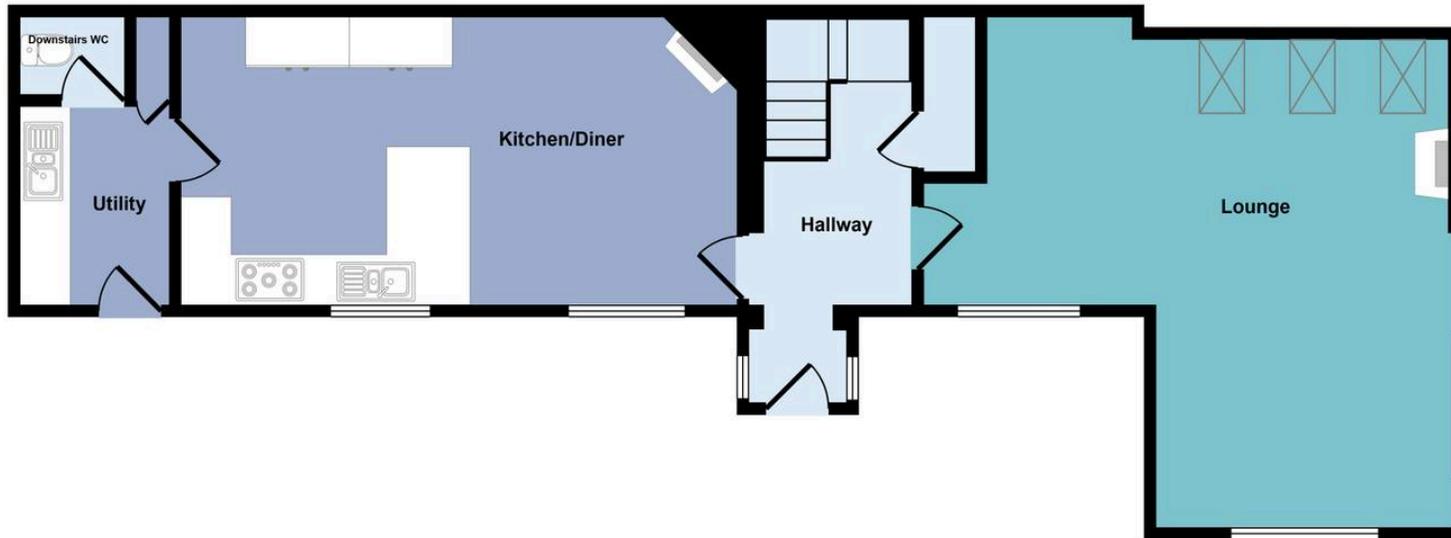
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

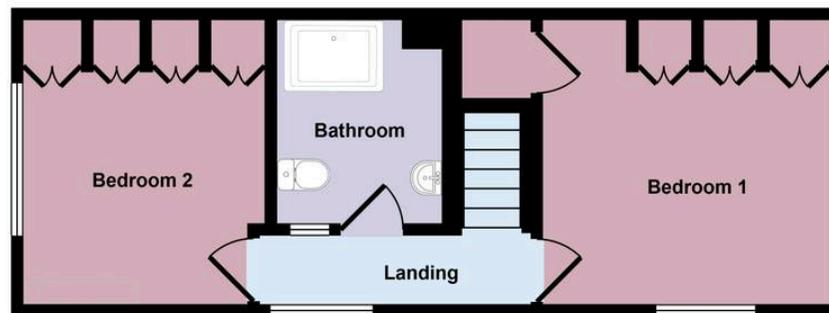
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	72	81

EU Directive 2002/91/EC

Approx Gross Internal Area
101 sq m / 1089 sq ft



Ground Floor
Approx 68 sq m / 730 sq ft



First Floor
Approx 33 sq m / 359 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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