



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 29 Holmpton Road

Withernsea, HU19 2QD

Offers In The Region Of  
£180,000



FOUR BEDROOM LINK DETACHED CHALET BUNGALOW WITH NO CHAIN!

Located at the south end of the town, only a few minutes walk from the sea front is this good size detached chalet style bungalow, offering sizeable accommodation complete with a side garage and plenty of off street parking. Briefly comprising of a side entrance hall, lounge, kitchen diner, shower room, two ground floor bedrooms, to the first floor are two further bedrooms and a bathroom. Externally the property benefits from a driveway and paved frontage providing off street parking for multiple cars, with side access through to an enclosed garden to the rear with multiple sheds for storage. The property would benefit from some modernisation and updating but offers all the right ingredients to make a great family home. Offered to the market with no chain and with the benefit of solar panels in place. Available now to view via appointment only, contact the office to arrange this.







**Entrance Hall**

A uPVC door opens into a central hallway with stairs rising to the first floor landing with open space below for shoes/coats etc. With laminate flooring and a radiator.

**Lounge 15'7" x 11'5" (4.75 x 3.50)**

Good size living room with a front facing uPVC bay window, radiator, fireplace and glazed double doors creating an open play layout to the kitchen.

**Kitchen Diner 19'0" x 10'2" (5.80 x 3.10)**

With fitted base and wall units with wood effect worktops over housing an electric oven with gas hob and extraction hood, stainless steel sink with drainer and plumbing for a washing machine. With laminate flooring throughout, two radiators, two uPVC windows and a uPVC side entrance door.

**Shower Room 6'10" x 5'4" (2.10 x 1.65)**

Ground floor shower room fitted with a white three piece suite comprising of a quadrant shower cubicle with electric shower, vanity basin and WC. With tiled walls, laminate flooring, radiator and uPVC window.

**Bedroom Three 11'9" x 11'11" (3.60 x 3.65)**

Ground floor double bedroom with a uPVC window to the rear aspect and radiator.

**Bedroom Four 7'10" x 9'10" (2.40 x 3.00)**

Second ground floor bedroom with a radiator and uPVC window to the rear.

**Landing**

Stairs lead onto the landing with a built-in airing cupboard.

**Bedroom One 15'1" x 11'9" (4.60 x 3.60)**

First floor double bedroom with fitted wardrobes to one wall, radiator and access to the eaves storage space.

**Bedroom Two 9'10" x 9'10" excluding door recess (3.00 x 3.00 excluding door recess)**

First floor bedroom with a uPVC window to the rear aspect with sea views, fitted wardrobes to one wall and a radiator.

**Bathroom 5'4" x 6'10" (1.65 x 2.10)**

First floor bathroom suite comprising of a bath with electric shower, vanity basin and WC. With half tiled walls, vinyl flooring, radiator and skylight.

**Garden & Garage**

The property is accessed via a long driveway leading to the garage with a brick paved frontage providing off street

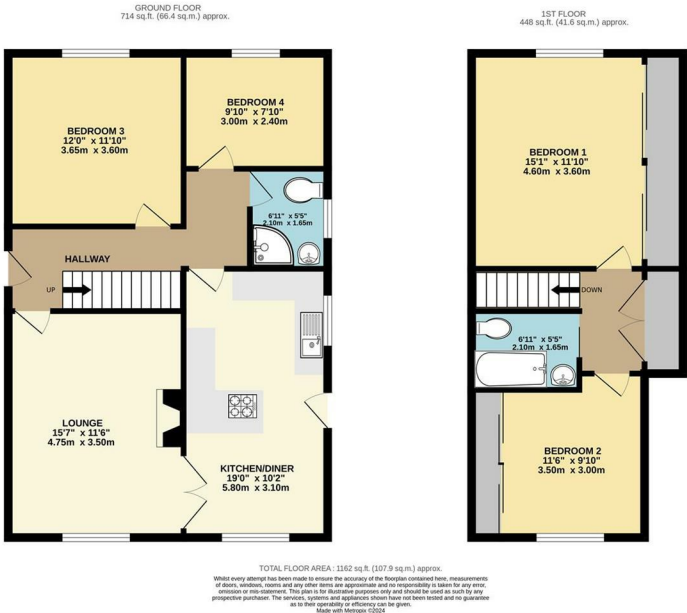
parking for multiple cars. A gate provides pedestrian access down the right hand side of the property to an area housing a wooden shed and also provides access to the kitchen door and through to the rear garden.

To the rear is an enclosed garden, mostly laid to lawn but with a gravelled seating area and a further wooden storage shed. A door gives access to the side garage with a roller door to the driveway and the garage also houses the gas fired boiler. Adjoining the rear of the garage is a small workshop providing additional storage space.

**Agent Note**

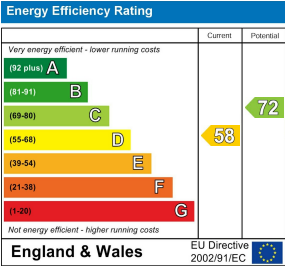
Parking: off street parking is available with this property  
Heating & Hot Water: both are provided by a gas fired boiler.  
Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

SOLAR PANELS: the property has solar panels included with the property.



**Energy Efficiency Graph**

**Tenure: Freehold**



Council tax band C.  
Services include mains gas, electric and drainage connections. The property also has solar panels.

From our office head South on Queen Street, continue past Tesco and turn left opposite the petrol station onto Holmpton Road where this property is on the left hand side just after the junction with Turner Avenue.

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 should 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.