Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Weldon View Withernsea Road

Asking Price £159,995

Hollym Withernsea, HU19 2QH

3 | 1 | 2 | D

A recently renovated and well-presented three-bedroom property, ideally situated along Hollym Road with attractive open field views to both the front and rear.

The property offers a modern open-plan kitchen, dining and living space, creating a bright and sociable heart to the home. The ground floor also benefits from a newly renovated contemporary bathroom, complete with a stylish vanity unit and corner shower.

Upstairs, the accommodation comprises one double bedroom and two single bedrooms, making it an ideal choice for families, first-time buyers, or those seeking a peaceful coastal retreat.

Externally, the property features an enclosed rear garden with a paved finish, a wooden summer house, and gated access providing the option for rear parking. There is also potential to create off-road parking to the front of the property, subject to obtaining the necessary dropped kerb approval from the local council.

Located in the sought-after village of Hollym, the property enjoys a quiet setting while remaining within easy reach of Withernsea and local amenities.











The property is accessed via a front porch, providing a practical space for coats and shoes before leading into the main living accommodation.

The living room sits to the front of the property and benefits from a large bay window, allowing for plenty of natural light throughout the day. A log burner provides a central feature to the room, and the space opens through into the dining area, creating a sociable open-plan layout.

The dining area offers space for a family table and leads directly into the recently renovated kitchen at the rear. The kitchen has been updated to provide a modern and functional space, with access out to the rear garden.

Also located on the ground floor is a newly refurbished bathroom, fitted with a vanity unit and corner shower.

To the first floor are three bedrooms, comprising a double bedroom to the front of the property and two single bedrooms to the rear, both overlooking the surrounding fields.

Externally, the property benefits from an enclosed rear garden, mainly paved for ease of maintenance, along with a wooden summer house. A rear gate provides access for parking if required.

Porch

Hallway

Living Room 10'0" x 11'5" (3.05 x 3.49)

Dining Area/Lounge 16'11" x 8'7" (5.17 x 2.64)

Kitchen 12'11" x 11'0" (3.94 x 3.36)

Bathroom 5'3" x 9'6" (1.62 x 2.92)

Landing

Bedroom 1 9'5" x 12'9" (2.89 x 3.89)

Bedroom 2 6'10" x 9'7" (2.09 x 2.93)

Bedroom 3 6'11" x 9'5" (2.12 x 2.88)

Garden

Agent Note

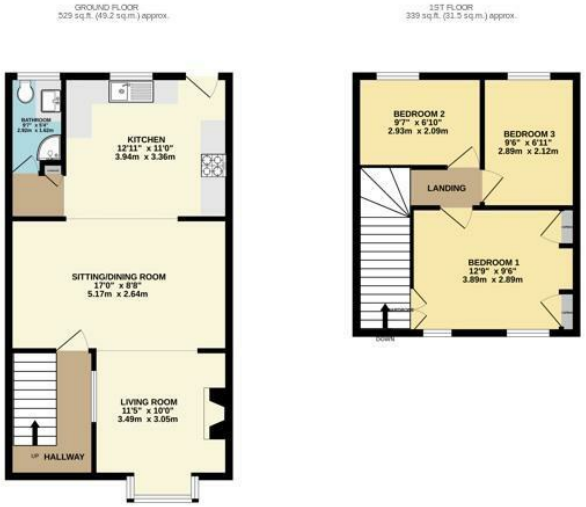
Drainage is provided via a septic tank shared with three neighbouring properties. The tank is typically emptied every 1.5 years, with an informal agreement between households to share the cost, approximately £75 per property per service.

Parking: The property benefits from off-street parking.

Heating and Hot Water: Both are supplied by a gas-fired boiler.

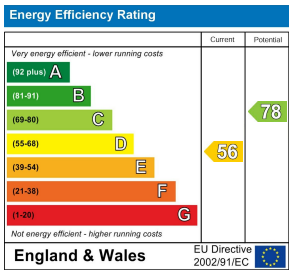
Mobile and Broadband: We understand that mobile coverage and broadband (including fibre to the premises) are available. For further details on providers, predicted speeds, and mobile coverage, please refer to the Ofcom checker.

Council Tax: Band A.





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.

181 Queen Street, Withernsea, East Yorkshire, HU19 2JR
Telephone: 01964 611281 | www.goodwinfox.com
sales@goodwinfox.com, | rent@goodwinfox.com

The Property Ombudsman
The Property Ombudsman LETTINGS