



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



25 Hollym Road

Offers Over £245,000

Withernsea, HU19 2PL



Offered to the market with vacant possession and no onward chain, this individually designed three bedroom detached home occupies a generous plot within the highly sought after south end of the town – a location where properties are consistently in strong demand.

Providing a substantial footprint both inside and out, the home is ideal for families or buyers seeking space and long term potential. Internally, the property offers two well proportioned reception rooms, creating flexible living accommodation suited to modern family life, whether for entertaining, home working or separate living areas.

Externally, the property truly stands out with a deceptively large rear garden, offering an abundance of space for children to play, keen gardeners to develop, or simply to enjoy as a private outdoor retreat. A long driveway provides ample off street parking and leads to an integral double garage with electric door, adding both practicality and convenience.

While the property would benefit from some cosmetic updating, it presents an excellent opportunity for a buyer to add value and tailor the home to their own tastes – something increasingly sought after in today's market.

A rare opportunity to acquire a spacious and individual home in a prime location, offering huge potential and not to be missed.





The property is set back from the roadside behind a front garden with mature planting, creating an attractive approach. A driveway provides off street parking and leads to the integral double garage, which benefits from an electric up and over door as well as a personal door giving access to the rear garden.

To the rear, the property enjoys a deceptively large garden, mainly laid to lawn and complemented by a variety of well established plants and shrubs. A patio area adjoins the rear of the home, providing an ideal space for outdoor dining and entertaining, while the enclosed boundaries offer a good degree of privacy.

Entry to the home is via a front entrance porch, which opens into the central hallway with stairs rising to the first floor.

The main lounge is positioned to the front of the property and features a large bay window allowing for plenty of natural light, centred around a traditional open fireplace which forms a focal point of the room.

A second reception room is located to the rear, with patio doors opening out to the garden. Positioned adjacent to the kitchen, this space works equally well as a formal dining room, additional sitting room or playroom depending on requirements.

The kitchen is fitted with a range of units and enjoys views over the rear garden. A rear entrance lobby provides access outside as well as internal access through to the garage, adding to the practicality of the layout.

To the first floor, a central landing leads to three good sized bedrooms. One of the bedrooms benefits from a door opening onto a flat roofed area above the garage, enclosed by a parapet wall.

The family bathroom is fitted with both a bath and a separate shower cubicle, with the WC positioned separately for added convenience.

- Kitchen** 12'3" x 9'10" (3.75 x 3.00)
- Dining Room** 14'5" x 14'5" (4.40 x 4.40)
- Lounge** 18'6" x 12'10" (5.66 x 3.92)
- Hallway**
- Garage** 18'6" x 15'3" (5.64 x 4.66)
- Landing**
- Bedroom 1** 14'5" x 12'11" (4.40 x 3.95)
- Bedroom 2** 13'1" x 10'11" (4.0 x 3.35)
- Bedroom 3** 12'11" x 12'3" (3.95 x 3.75)
- Bathroom** 12'3" x 4'5" (3.75 x 1.35)

Agent Note

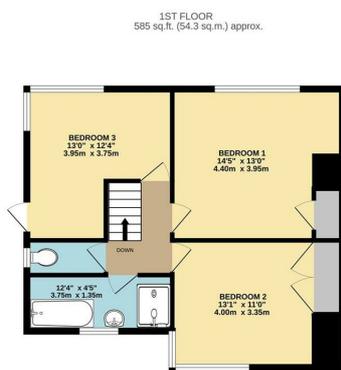
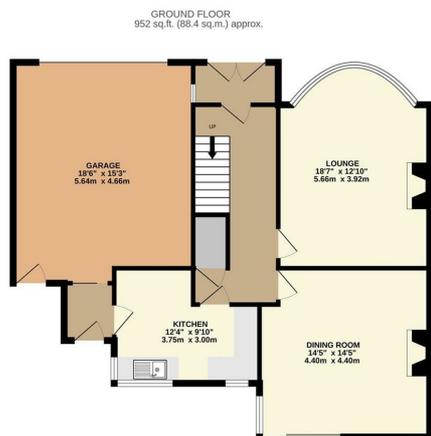
Parking: The property benefits from off-street parking via a private driveway, providing space for multiple vehicles.

Heating & Hot Water: Supplied by a gas combination boiler.

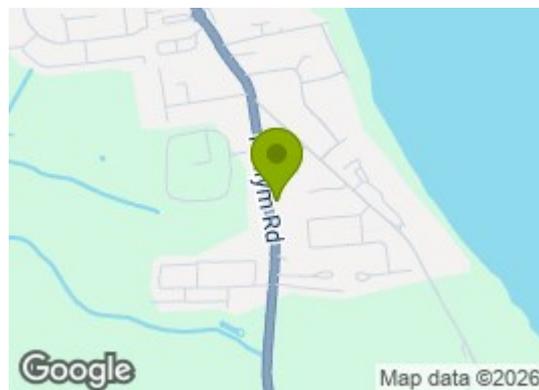
Mobile & Broadband: We understand that mobile and broadband services are available. For further information on providers, predicted speeds and coverage, prospective buyers are advised to consult the Ofcom checker.

Additional Information: The loft has been insulated using modern 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.

We have been advised that remedial works have been undertaken to a previously affected steel joist within the lounge, with a replacement RSJ installed in 2026.



TOTAL FLOOR AREA: 1536 sq.ft. (142.7 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. Made with Metrepro ©2020



Energy Efficiency Graph

tenure: Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	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>			
England & Wales		55	71
EU Directive 2002/91/EC			

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 firm's employment has the authority to make/give any representation or warranty in respect of the property.

