



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Ivy Cottage South Carr Dales Road Hollym, HU19 2SQ

Offers In The Region Of
£155,000



Picturesque one bedroom semi-detached cottage bungalow situated on a rural lane on the edge of this well regarded village, benefitting from a South facing mature garden at the rear that is extremely private, screened to all sides by mature trees to provide a secluded space to sit out in and relax. With uPVC windows and gas central heating throughout the accommodation comprises: entrance hall, double bedroom with fitted wardrobe, through lounge, rear conservatory, kitchen and a bathroom with four piece suite. Offering the ideal retreat for any buyer looking for a quiet place in the countryside to escape to, perfect for any retiree or those looking for a holiday cottage in the area. Properties of this nature rarely come onto the market and we don't anticipate this one will hang around for long, available to view now via appointment only, contact our office today to arrange this.





Entrance Hall 5'2" x 13'9" (1.60 x 4.20)

A uPVC front door opens to the entrance hall with a uPVC window beside, radiator and loft hatch.

Bedroom 12'1" x 11'11" (3.70 x 3.65)

Good size bedroom with a bank of fitted mirrored wardrobes to one wall, with a uPVC window to the rear and radiator.

Lounge 17'6" x 12'9" (5.35 x 3.90)

Spacious through lounge with a uPVC window to the front aspect, radiator, fireplace housing a gas fire and with glazed double doors through to the rear conservatory.

Conservatory 10'5" x 19'8" (3.20 x 6.00)

Useful rear conservatory extension under a solid roof providing additional living/dining space with uPVC glazed French doors to the rear garden, further side door, laminate flooring and a radiator.

Kitchen 11'1" x 10'9" (3.40 x 3.30)

Country style fitted kitchen with cream fitted units and wood effect worktops housing a Belfast sink with mixer tap, free standing range cooker with extraction hood, plumbing for a washing machine. With spotlights to the ceiling, laminate flooring, two uPVC windows and access through to the lounge.

Bathroom 5'6" x 10'9" (1.70 x 3.30)

Fitted with a four piece bathroom suite comprising of a quadrant shower cubicle, free standing roll top bath, vanity basin and WC. With tiled flooring and tiled walls, traditional towel radiator and a uPVC window.

Garden

Beside the property is a verge which the vendor uses for off street parking with a gate opening through into a deceptively large garden at the rear of the property, fully enclosed and screened to all sides by mature trees and hedges. With a

paved patio area stepping out from the conservatory which leads onto a laid to lawn section of garden with well stocked planted borders and a greenhouse. Providing a secluded and private space to sit out in and relax.

PARKING

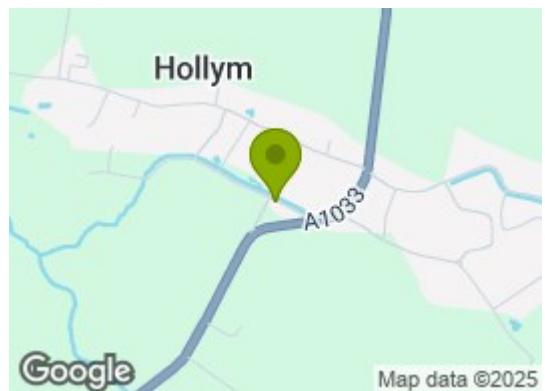
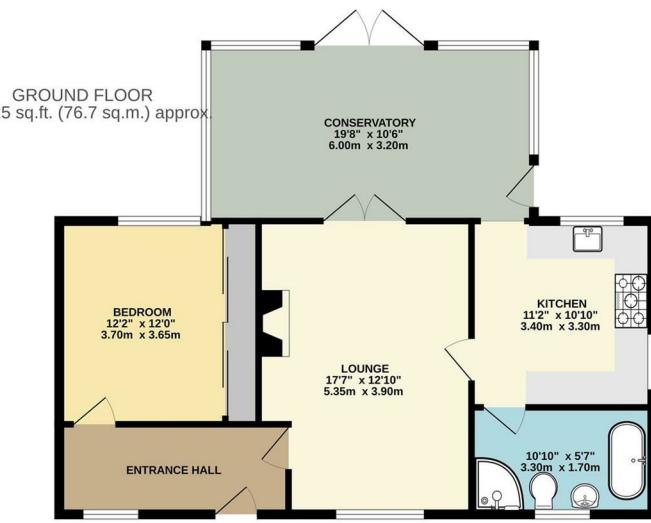
There is no off road parking within the title area. On street parking is available on South Carr Dales Road. (No parking permit required)

MOBILE AND BROADBAND

Mobile and Broadband (full fibre) are available. For more information on providers, predictive speeds and coverage, please visit Ofcom checker.

HEATING

Heating and hot water are via a gas fired boiler.



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Council tax band A.

Services include mains gas and electric, with drainage by way of a septic tank, we understand this discharges into the mains drains.

From Withernsea head through the village on the A1033, past the crossroads and turn right onto South Carr Dales Road at the gravelled pit where this property is located on the junction with Church Lane.

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.

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