



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



3 Hollym Road

£299,995

Withernsea, HU19 2PL



Deceptive from first glance and occupying a generous plot within this sought after south end location, this individually styled detached bungalow offers an exceptional amount of living space, far exceeding initial expectations.

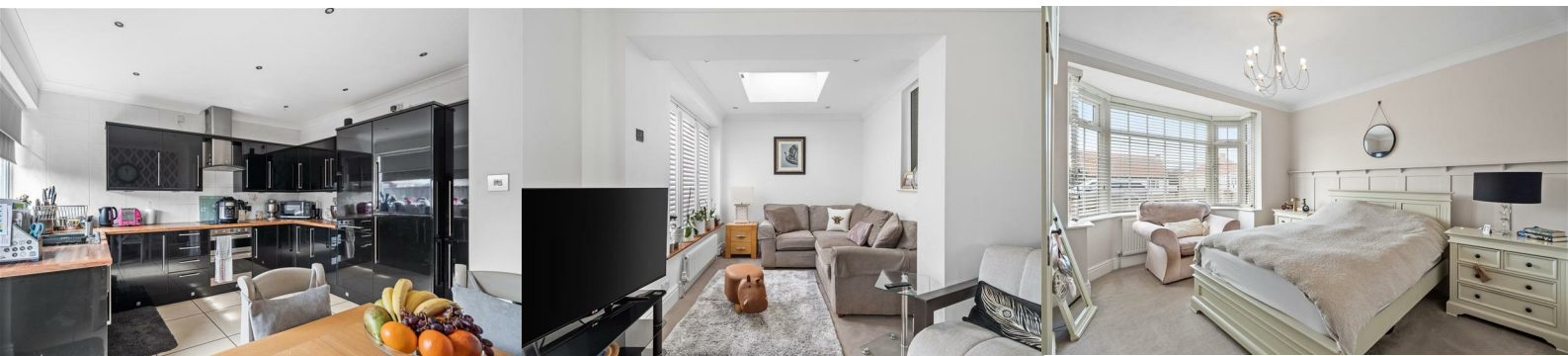
Beautifully presented and meticulously maintained by the current owners, the property has been thoughtfully upgraded throughout to a high specification, resulting in a home that is truly ready to move straight into and enjoy. With well tended front gardens, a substantial driveway and a private rear garden, the property also delivers strong kerb appeal alongside practical outdoor space.

Internally, the bungalow reveals its true scale, offering four bedrooms, a spacious kitchen diner and an extended rear lounge designed for both everyday living and entertaining. The layout provides excellent flexibility, easily catering for families as well as those seeking single storey living, with the added benefit of a wet room for accessible bathing.

Externally, a large garage has been adapted into a highly functional workshop space, ideal for hobbyists or enthusiasts, complemented by a separate utility room and further storage areas. The private rear garden offers a peaceful retreat, perfect for relaxing or hosting during warmer months.

Further potential is available via a fully boarded loft space, offering scope for conversion (subject to the necessary consents), adding yet another dimension to this already versatile home.

A rare opportunity to acquire such a spacious and well appointed bungalow in this desirable location — ideal for those looking to retire by the coast or simply enjoy a home with room to grow.





The property is set back from the roadside behind a walled front boundary with a neatly maintained lawned garden, creating an attractive approach. A brick paved driveway provides ample off street parking and leads down the side of the property to a well equipped garage/ workshop, offering excellent space for storage or hobbies.

Access continues through to the rear garden, which is mainly laid to lawn and features raised planted borders and mature shrubs, creating a private and well established outdoor space. A utility room adjoins the rear of the garage, providing a practical external workspace, with a further lean to area beyond offering additional storage for tools and equipment. The garden wraps around to the side, connecting back towards the front of the property.

Entering via the front entrance, a central hallway provides access to the main accommodation. To the front are two well proportioned double bedrooms, both benefitting from bay windows that allow for plenty of natural light.

A further third bedroom, currently utilised as a snug, includes its own WC, making it ideal as a

guest bedroom, home office or additional reception space if required.

To the rear, the home opens into a spacious extended lounge diner, offering a versatile living and entertaining area. French doors and concertina folding windows open directly onto the garden, creating a seamless indoor outdoor connection, particularly suited to the summer months.

The wet room is fitted to provide level access showering, offering practicality and ease of use, while a smaller fourth bedroom is positioned nearby, adding further flexibility to the layout.

The kitchen diner is fitted with a range of contemporary black gloss units, incorporating integrated appliances and providing ample worktop and storage space, along with room for a breakfast table. A door leads out to the driveway for convenient access.

Accessed via a loft ladder, the fully boarded loft space provides excellent additional storage and offers clear potential for further development, subject to the necessary permissions.

Lounge/Diner 21'10" x 20'11" (6.67m x 6.38m)

Kitchen/Diner 13'11" x 12'3" (4.25m x 3.75m)

Bedroom 1 11'11" x 11'11" (3.65m x 3.65m)

Bedroom 2 12'4" x 12'4" (3.78m x 3.78m)

Bedroom 3 11'11" x 11'9" (3.65m x 3.6m)

Bedroom 4 9'2" x 8'4" (2.8m x 2.55m)

Wet Room 8'2" x 7'2" (2.5m x 2.2m)

Garden

AGENT NOTES

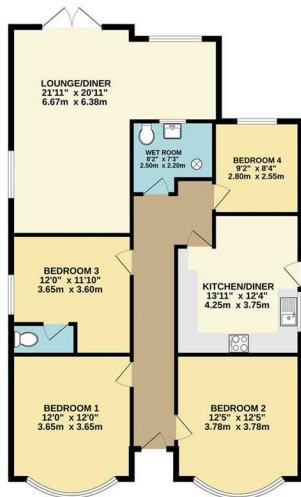
Parking: off street parking is available with this property.

Heating & Hot Water: both are provided by a gas fired boiler.

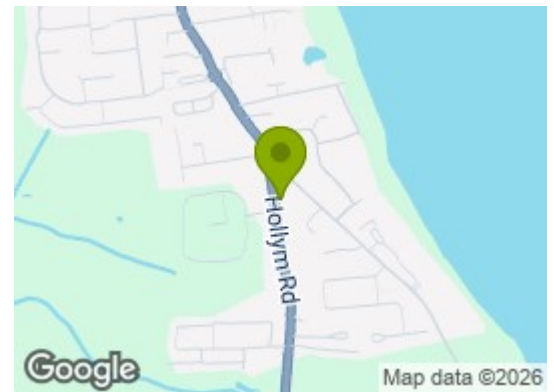
Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Council Tax Band D

GROUND FLOOR
1215 sq.ft. (112.9 sq.m.) approx.



TOTAL FLOOR AREA: 1215 sq.ft. (112.9 sq.m.) approx.
Weed energy efficiency has been made to provide the accuracy of the figures contained within. Measurements of areas, volumes, heights and any other data are approximate and no responsibility is taken for any error, omission or misstatement. The data for the development project was last checked on 01/07/24. The information provided is for guidance only. The data for the development project was last checked on 01/07/24. The information provided is for guidance only. The data for the development project was last checked on 01/07/24. The information provided is for guidance only.



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		70	78
		EU Directive 2002/91/EC	

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