

HOLM LEA SEASIDE ROAD
HOLMPTON

£240,000
FREEHOLD

Nestled on Seaside Road in the charming village of Holmpton, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property spans an impressive 926 square feet, providing ample space for both relaxation and entertaining.

This bungalow is an ideal choice for those seeking a peaceful retreat in a picturesque setting, while still being within easy reach of local amenities. Don't miss the opportunity to make this charming home your own.

FRANK HILL & SON
Est. 1924





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This true bungalow boasts a characterful charm while also offering modern living. The property is ready to move in, allowing you to settle in without the hassle of renovations. The loft storage adds an extra dimension of practicality, providing a perfect solution for those needing additional space for belongings.

The wrap-around garden is a standout feature, offering a serene outdoor space to enjoy the fresh air and sunshine. Whether you wish to cultivate a garden, host summer barbecues, or simply unwind with a good book, this garden caters to all your outdoor desires.

Additionally, the large driveway and garage provide ample parking and storage options, making this property not only aesthetically pleasing but also highly functional.

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Lounge
11'4" x 11'6" (3.46 x 3.529)
Large lounge with open coal fire, dual aspect windows

Bedroom
11'6" x 11'3" (3.516 x 3.43)
Large double bedroom with dual aspect windows

Bedroom
11'8" x 11'2" (3.567 x 3.417)
Large double bedroom with window and door leading to en suite

En Suite
2'11" x 7'4" (0.908 x 2.253)
Shower, sink and toilet

Dining Room
14'10" x 11'7" (4.54 x 3.54)
Large dining room with log burner

Kitchen
12'0" x 9'3" (3.681 x 2.822)
Large fitted kitchen, door leading to utility, dining room and bathroom

Bathroom
9'2" x 5'9" (2.819 x 1.768)
Corner bath, sink and toilet

Utility
14'9" x 8'4" (4.51 x 2.552)
Fitted units and window

Garage
Up and over door on the roadside, standard door garden side

Additional Information
TENURE
Freehold with Vacant Possession on Completion

PLANNING
All Intending Purchasers must satisfy themselves as to any Planning Requirements from the Local Authority, in the East Riding of Yorkshire





Council.

ENERGY PERFORMANCE CERTIFICATE
EPC rating E

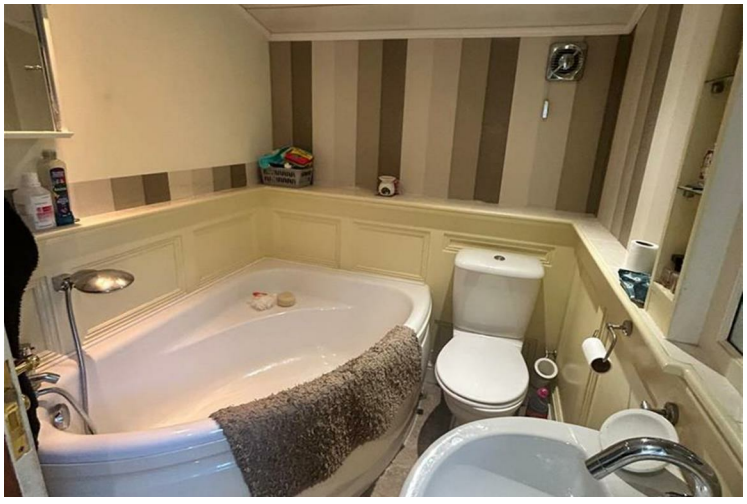
AGENTS NOTES
On the 26th June 2017 the Fourth Money Laundering Directive came into effect. As a Consequence of this New Legislation the Vendors Agents will need to undertake Due Diligence checks on Potential Purchasers prior to an offer being accepted. Please contact the Agents for Further information. Money laundering 2003 & Immigration Act 2014 Intending Purchasers will be asked to produce Identification Documentation.

SERVICES
Mains Water and Electricity are believed to be connected. Central heating powered by an air source heat pump. Septic Tank in situ for foul drainage which is shared with the neighbouring property. Please note we have not tested the services or any of the equipment or appliances in this property, therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MISDESCRIPTIONS/MEASUREMENTS
The measurements used in these Particulars are for Guidance Only. The Equipment is susceptible to variations caused by such things as temperature, variations of or -5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

VIEWING- STRICTLY BY APPOINTMENT ONLY WITH THE AGENT

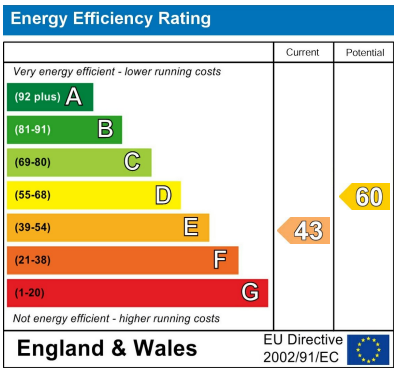
ADDITIONAL INFORMATION
Frank Hill & Son for themselves and for the vendors of the property or articles out in these particles, give notice that
• These particulars are intended to give a fair and accurate general outline for the guidance of intending purchasers but do not constitute, not constitute any part of an offer or contract
• All statements contained in these particulars as to the property or articles are made without responsibility on the part of Messers Frank Hill & Son or the vendors
• None of the statements contained in these particulars as to the property or articles are to be relied upon as statements or representations of fact. Intending purchasers should make their own independent enquiries regarding past or present use of the property, necessary permission for use and occupation, potential uses and any other matters affecting the property prior to purchase.
• Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
• No responsibility can be accepted for any costs or expenses incurred by intending purchasers in inspecting the property, making further enquiries or submitting offers for the property.
• The vendor does not make or give and neither Messers Frank Hill & Son nor any person in their employment has any authority to make or give, any representations or warranty whatever in relation to this property
• Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure.











Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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