



## 2 bed detached bungalow to buy in HU19

Smook Hills Road, Hollym, Withernsea, East Riding of Yorkshire, HU19 2QQ

**£160,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ FOR SALE VIA ONLINE AUCTION - TERMS AND CONDITIONS APPLY
- ✓ Detached Bungalow
- ✓ Two Bungalows
- ✓ Driveway
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

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Branch Manager  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

This two bedroom detached property offers an exciting opportunity in a rural location for buyers looking to create a comfortable home tailored to their own tastes. The bungalow offers well proportioned accommodation arranged over one level. The accommodation includes an entrance hall, two spacious reception rooms, two bedrooms, kitchen, bathroom and sunroom. The property also benefits from an outbuilding attached to the property and a second self contained outbuilding in the rear garden that would be well suited to a range of uses.

Outside to the front is a driveway providing off street parking for multiple vehicles, a lawned front garden with rock feature and established planting. A swing gate provides access to the rear of the property. To the rear is a brick built outbuilding with double glazed windows and door that would be suited to a range of uses. The garden is mainly laid to lawn with some established planting, sheds and hardstanding.

This property needs to be viewed to appreciate the potential that is on offer.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £160,000

Property Type: Detached Bungalow

Parking: Off Street

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Wet room

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Septic Tank

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Approximate total area<sup>m</sup>  
89.7 m<sup>2</sup>  
965 ft<sup>2</sup>

Reduced headroom  
1.6 m<sup>2</sup>  
17 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
— Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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