



SYMONDS + GREENHAM

Estate and Letting Agents



40 Park Avenue, Withernsea, HU19 2JU

£185,000

Nestled on the charming Park Avenue in Withernsea, this delightful semi-detached house, built in 1925, offers a wonderful blend of period charm and modern convenience. With three spacious bedrooms and a well-appointed bathroom, this property is perfect for families seeking a comfortable and inviting home.

As you step inside, you will be greeted by original features that reflect the character and history of this 100-year-old residence. The reception room provides a warm and welcoming space, ideal for family gatherings or quiet evenings in. The layout of the home is designed to maximise space and light, creating an atmosphere that is both cosy and airy.

The location is truly a gem, situated just a stone's throw from the seaside, allowing for leisurely strolls along the beach and the enjoyment of coastal activities. For families, there is a local children's park just up the road, providing a safe and fun environment for outdoor play. Additionally, the nearby leisure centre, doctors' surgery, and various local amenities ensure that all your daily needs are easily met.

This property has been a cherished family home for many years, and it is now ready for new owners to create their own memories. With its rich history, convenient location, and spacious living areas, this semi-detached house on Park Avenue is an excellent opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this charming house your new home.

LIVING ROOM

11'11 x 14'2 max (3.63m x 4.32m max)

Bay window with feature fire place

RECEPTION ROOM

10'11 x 12'11 max (3.33m x 3.94m max)

Bay window

KITCHEN

13'11 x 17'5 max (4.24m x 5.31m max)

Complementary work tops, integrated oven, gas hob with overhead extractor fan, space for fridge freezer, base to eye level units, stainless steel sink and draining unit, plumbing for washer and drier, breakfast bar.

BEDROOM ONE

10'9 x 13'1 max (3.28m x 3.99m max)

Bay window

BEDROOM TWO

10'10 x 10'11 max (3.30m x 3.33m max)

BEDROOM THREE

6'6 x 6'8 max (1.98m x 2.03m max)

BATHROOM

6'6 x 7'6 max (1.98m x 2.29m max)

Tiled floor to ceiling, panelled bath with overhead shower attachment, pedestal sink, low level w/c, heated towel rail.

OUTSIDE

Front garden is a low maintenance grassed lawn, rear garden is partly paved and laid to lawn with garage and an additional paved drive for parking to the side of the property.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "C"

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold

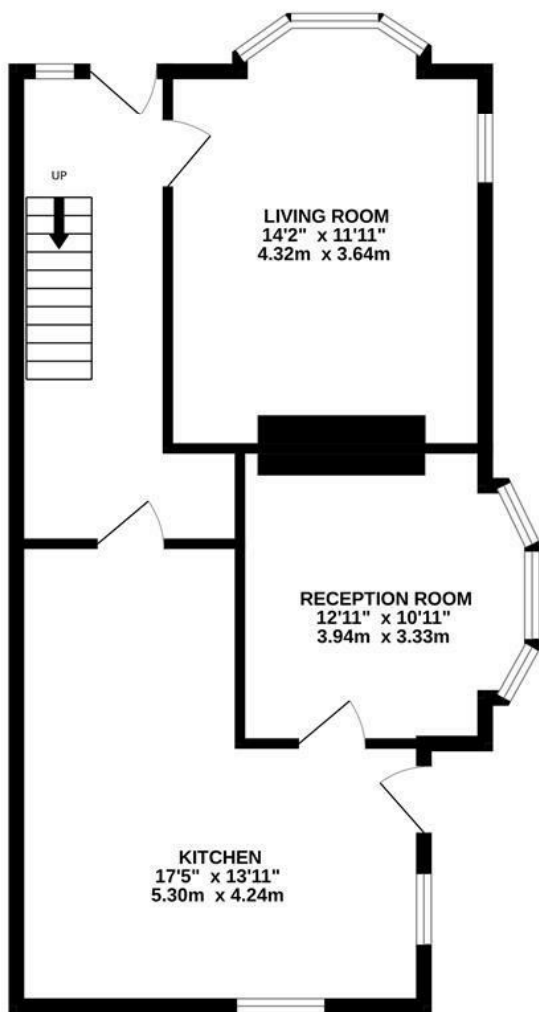
DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

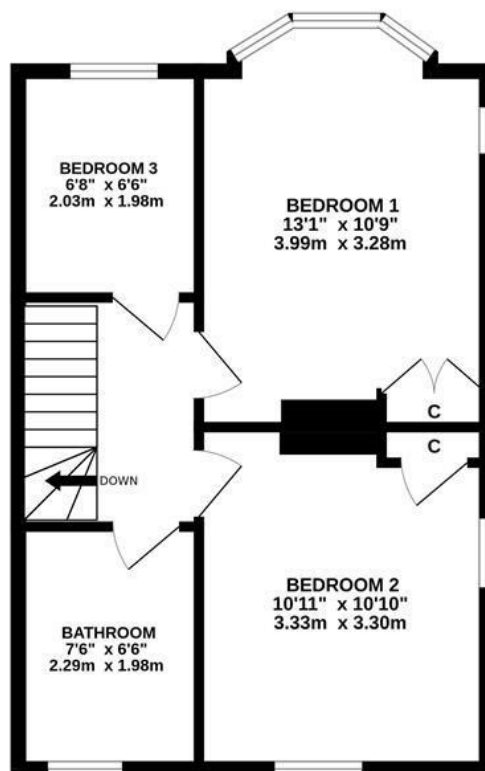
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR
610 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 1079 sq.ft. (100.3 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<div><div></div><div>(92 plus) A</div></div>			<div><div></div><div>85</div></div>
<div><div></div><div>(81-91) B</div></div>			
<div><div></div><div>(69-80) C</div></div>			
<div><div></div><div>(55-68) D</div></div>		<div><div></div><div>65</div></div>	
<div><div></div><div>(39-54) E</div></div>			
<div><div></div><div>(21-38) F</div></div>			
<div><div></div><div>(1-20) G</div></div>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	