



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



8 Park Avenue

Withernsea, HU19 2JU

Offers In The Region Of
£129,950



TWO RECEPTIONS, TWO BEDROOMS + USABLE LOFT SPACE! ALL WITH NO CHAIN!

Good size end of terrace property in a popular area, close to the centre of town and with the children's play park at the end of the road, with two double bedrooms along with a fixed staircase rising to the second floor loft space to maximise the available space on offer and providing a well proportioned home that should fulfil a growing family's needs. Offered to the market with the added benefit of no onward chain, the accommodation comprises: entrance hall, lounge, dining room, kitchen and rear lean-to, to the first floor are two good size bedrooms, modern bathroom and the second floor loft space. Outside the property has a good size garden at the rear with double gates opening from the side access road and seated within the garden is a converted garage to provide useful storage space.





Hallway

A wooden front entrance door opens into the hallway with stairs rising the first floor landing and a radiator.

Lounge 10'11" x 11'9" excluding bay (3.35 x 3.60 excluding bay)

Front facing living room with a uPVC glazed bay window, radiator and a fireplace housing a gas fire and with fitted cupboards to the alcoves.

Dining Room 13'1" x 12'7" excluding recess (4.00 x 3.85 excluding recess)

Good size second reception room providing a dining space leading onto the kitchen with a rear facing uPVC window, radiator, laminate flooring, under-stairs-storage cupboard and a fireplace with electric fire and custom built-in storage to the alcoves.

Kitchen 11'11" x 8'8" (3.65 x 2.65)

Fitted with a range of wooden base and wall units with white worktops and matching splash backs, with an inset sink and drainer with mixer tap, provisions for a free standing range cooker with extraction hood, plumbing for a washing machine and space for an integral fridge freezer. With laminate flooring, a radiator, side facing uPVC window, gas combi-boiler in a cupboard and with a uPVC door opening to the rear lean-to.

Lean-to 8'0" x 6'6" (2.45 x 2.00)

Rear lean-to with a uPVC window facing the garden and a wooden door entrance door.

Landing

Stairs rise onto the landing and a second staircase rises to the second floor loft space with a storage cupboard below.

Bedroom One 10'11" x 15'8" excluding bay (3.35 x 4.80 excluding bay)

Good size bedroom, originally two bedrooms that have been opened into one big front room but could be split back in two if an additional bedroom was required. With a uPVC window and uPVC glazed bay window to the front aspect and a radiator.

Bedroom Two 13'1" x 9'10" (4.00 x 3.00)

Second double bedroom with a uPVC window to the rear aspect and a radiator.

Bathroom 6'6" x 8'10" (2.00 x 2.70)

White three piece bathroom suite comprising of a bath with a mains fed shower above and glass screen, pedestal basin and WC. With tiled walls, laminate flooring, a radiator and skylight.

Loft Space 13'9" x 14'1" maximum (4.20 x 4.30 maximum)

Second floor loft space with a skylight, radiator and low level storage. NB There is no building regulation approval for the conversion.

Garden

To the front of the property is a paved front garden with a low walled boundary to the roadside. Shared vehicular access leads

down the side of the property and there are a set of gates opening into the rear garden.

To the rear is a good size garden, well enclosed by a mixture of fenced and walled boundaries, with a paved patio area stepping out from the rear of the house with a brick built storage shed, this continues onto a laid to lawn area of garden and seated at the very end of the garden is a former garage that has been bricked up and now used as a garden store room.

PARKING

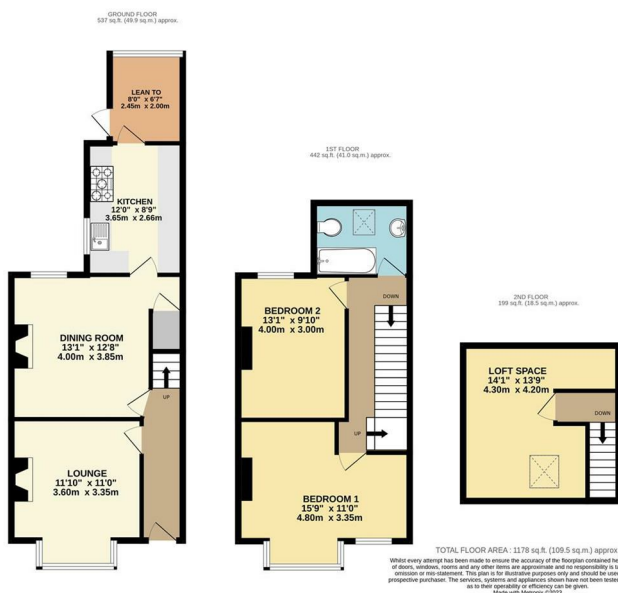
The property enjoys a right of way from Park Avenue around the back 10 foot to the rear of the property. There is a garage (which is currently blocked up) and double gates opening onto an area of hardstanding. Off street parking is available on Park Avenue (no permit required)

MOBILE AND BROADBAND

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

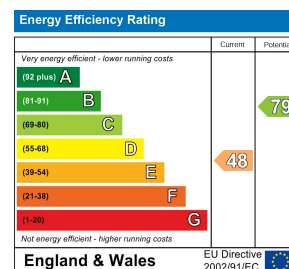
HEATING

Heating and Hot water are via a gas fired boiler. This has not been tested by the agent.



Energy Efficiency Graph

Tenure: Freehold



Council tax band A.

Services include mains gas, electric and drainage connections.

From our office head south on Queen Street, through the traffic lights taking the first turning on the right hand side onto Park Avenue where this property is one of the first on the right hand side.

These particulars, whilst 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 firm's employment has the authority to make/give any representation or warranty in respect of the property.

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