



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



46 Park Avenue

Asking Price £232,500

Withernsea, HU19 2JU



THREE BEDROOM DETACHED BUNGALOW

This bungalow with three double bedrooms is not to be missed. Located down the street of Park Avenue this property is close to amenities and would provide an ideal family home. It has a private garden with multiple places to sit out and enjoy the sun. Briefly comprising of lounge, lounge/diner, bathroom, WC, kitchen and three double bedrooms this bungalow needs to be viewed to be appreciated. Contact our office to arrange a viewing today 01964 611281.





Hallway

A spacious hallway runs throughout the entire property allowing access to all rooms.

Lounge 17'0" x 11'1" into bay (5.2m x 3.4m into bay)

The lounge is situated at the front of the property with a large bay window looking out onto Park Avenue. This room houses a gas fire place and central heating radiator.

Lounge/ Diner 17'0" x 10'9" into bay (5.2m x 3.3m into bay)

A second lounge/ dining room can be found to the rear of the property with double patio doors leading out onto the very well presented garden. This universal space has an additional gas fire, central heating radiator and is carpeted throughout.

Kitchen 16'4" x 10'5" (5m x 3.2m)

The spacious kitchen is at the rear of the property. Fitted wooden wall and base units span across two walls and house a double integrated oven and grill, dishwasher and gas hob with extractor fan. It has tiled splash backs and vinyl flooring throughout and

plumbing as well as undercounter space for a washing machine and drier.

Bedroom 1 15'8" x 10'9" into bay (4.8m x 3.3m into bay)

Bedroom 1 is at the front of the property. This double bedroom is carpeted throughout and has a large uPVC bay window. It houses the original corner fireplace.

Bedroom 2 12'5" x 10'9" (3.8m x 3.3m)

Bedroom 2 is an additional double bedroom which is carpeted throughout with a central heating radiator and uPVC side window.

Bedroom 3 15'1" x 12'1" (4.6m x 3.7m)

Bedroom 3 is on the first floor of the property and is accessed by a staircase with sky light above, this spacious room has a carpet throughout and a central heating radiator. Large eves storage can be accessed from this room.

Bathroom 6'6" x 6'2" (2m x 1.9m)

The bathroom has a sink, heated towel rail and bath

with mains fed shower. This room has tiled walls and vinyl flooring. A frosted glass uPVC window allows light into the room.

WC 6'6" x 4'3" (2m x 1.3m)

A separate WC has a toilet and sink with mixer tap. It has tiled walls and vinyl flooring. A frosted glass uPVC window allows light into the room.

Garden

The garden is very well presented with a large patio, laid to lawn and a garden shed. The large patio allows space for multiple seating areas. This space is private, secure and not overlooked.

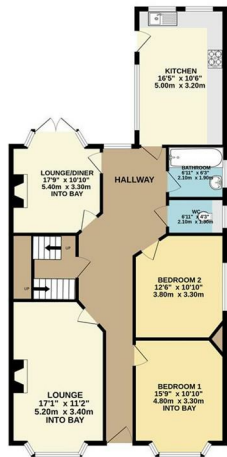
AGENT NOTES

Parking- There is no off street parking at this property.

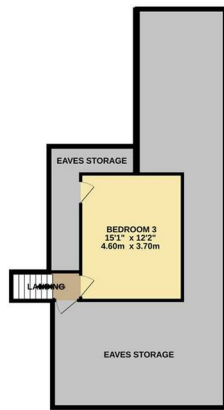
Mobile and Broadband - we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Heating and Hot Water - Both are via a gas fired combi boiler.

GROUND FLOOR
3294 sq ft. (305.7 sq.m.) approx.



1ST FLOOR
853 sq ft. (79.2 sq.m.) approx.



TOTAL FLOOR AREA: 4147 sq ft. (384.9 sq.m.) approx.
*Where areas are given they have been calculated from the centre of the finished external walls. Measurements of doors, windows, stairs and any other items are approximate and do not constitute a guarantee for any area. Dimensions are approximate. This does not constitute a guarantee and is not intended to be used as a basis for any calculation. Please contact the agent for more information. All areas are given as an approximate only and are not intended to be used as a basis for any calculation. Please contact the agent for more information. All areas are given as an approximate only and are not intended to be used as a basis for any calculation. Please contact the agent for more information.



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			78
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Services include mains gas, electric and drainage connections.

Council tax is paid to the East Riding of Yorkshire Council, from internet enquires we are informed the property is in valuation band C.

From our office head left on Queen Street, through the traffic lights then turn right onto Park Avenue, where the property is located on the right hand side.

These particulars, whilst believed 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.

