



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 33 Park Avenue

£199,950

WITHERNSEA, HU19 2JX



WELL PRESENTED, TWO BEDROOM SEMI-DETACHED BUNGALOW WITH SOUTH FACING GARDEN.

Located towards the end of this popular avenue close to the town centre and local amenities is this spacious semi-detached bungalow, extended to the rear and providing plenty of living accommodation combined with a good sized landscaped rear garden, updated throughout to a high standard throughout and complete with an open plan kitchen diner and updated shower room. With uPVC glazing and gas central heating in place the property comprises: central entrance hallway, front facing lounge, two double bedrooms, shower room, utility, cream shaker style kitchen diner and rear conservatory, the loft is fully boarded as a usable storage space and outside to the rear is a beautifully landscaped south facing garden that catches the full sun all day long. This lovely home is a credit to the current owner and must be seen to be fully appreciated. Call our office to arrange a viewing today!





### Entrance Hall

A uPVC front entrance door opens to a central hallway with two radiators, wood effect vinyl flooring, a walk-in storage cupboard providing space for shoes/coats and housing the gas combi-boiler. A pull down loft ladder gives access to an insulated loft space, fully boarded and with a velux skylight, providing useable storage space and offering potential for a conversion to an ensuite bedroom etc (subject to necessary building regs/consents).

### Lounge 15'8" x 12'5" (4.80 x 3.80)

Spacious living room with a front facing uPVC bay window, radiator and fireplace housing an electric fire.

### Shower Room 9'10" x 6'6" (3.00 x 2.00)

Updated shower room fitted with a modern white three piece suite comprising of an alcove shower cubicle with a mains fed, dual head shower unit and wet wall panelling, vanity basin set in a wooden storage unit incorporating the WC with concealed cistern. With a tall towel radiator, vinyl flooring, tiled splash backs, extraction fan and an obscured glass uPVC window.

### Utility Room 5'10" x 5'10" (1.80 x 1.80)

Useful utility space with a bank of fitted cupboard to one wall and a row of units to the other providing

space/plumbing for a washing machine and dryer. With a porcelain 1. bowl sink and drainer with mixer tap, radiator, vinyl flooring and rear facing uPVC window.

### Bedroom One 11'9" x 12'3" (3.60 x 3.75)

Double bedroom with a uPVC window to the front aspect and radiator.

### Bedroom Two 10'7" x 9'6" (3.25 x 2.90)

Rear facing double bedroom with a uPVC window and radiator. This bedroom has large fitted wardrobes which will stay with the property.

### Kitchen 20'4" x 9'2" (6.20 x 2.80)

Open plan kitchen diner with cream shaker style base and wall units with granite effect work surfaces, matching breakfast bar and complementing tiled splash backs. With an integrated fridge freezer, stainless steel 1.5 bowl sink and drainer with mixer tap, free standing range cooker (negotiable) with a stainless steel splash back and extraction hood. Tiled effect laminate flooring, two uPVC windows, radiator and raised area providing dining space.

### Conservatory 8'8" x 9'2" (2.65 x 2.80)

Of uPVC construction with tiled effect flooring, inset spot lights and access out onto the rear garden.

### Garden

To the front of the property is a brick paved and gravelled front garden with a decorative dwarf wall boundary with maintenance free pvc fence rail and hand gate.

Pedestrian access leads via a gate through to a beautiful south facing garden, screened and enclosed to all sides by fenced boundaries with a paved patio area that gets the sun all day, gravelled walkways surrounding a brick edged artificial lawn, raised fishpond with aged sleepers, well stocked plant beds, a greenhouse and twin storage sheds.

### AGENT NOTES

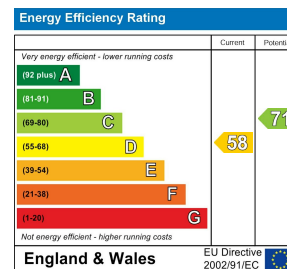
Parking- There is no off street parking at this property. Mobile and Broadband - we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

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



## Energy Efficiency Graph

Tenure: Freehold



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 left 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.