



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



6 Burnham Avenue

£160,000

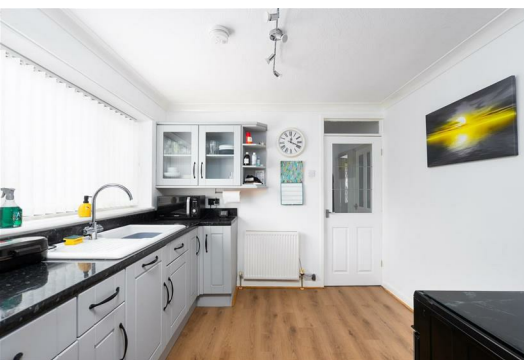
Burstwick Hull, HU12 9JQ



Tucked away on a quiet through road in one of the area's most desirable villages, and within easy reach of both Hull and the coast, this beautifully appointed two-bedroom semi-detached bungalow offers the perfect blend of modern comfort and stylish presentation. Thoughtfully updated and finished to a high standard throughout, the property has also been extended at the rear with the addition of a utility room and rear porch/conservatory, enhancing both living space and practicality.

Providing a genuine turn-key opportunity for those seeking to downsize without compromise, this home enjoys an impressive frontage with a large driveway and additional paved front garden, together with a long garage complete with electric roller door – ideal for extra parking, storage, or hobby use. To the rear, a low-maintenance enclosed garden offers a private and sunny retreat, perfect for relaxing or entertaining.

Combining contemporary interiors with practical everyday features, this delightful home represents an exceptional opportunity in a highly regarded village setting. Attractively priced and available to view now, early viewing is strongly recommended to fully appreciate all that this lovely home has to offer.





Porch/Hallway

Lounge 18'6" x 10'5" (5.65 x 3.20)

Kitchen 9'4" x 9'2" (2.85 x 2.80)

Utility 8'6" x 6'0" (2.60 x 1.85)

Conservatory 9'4" x 6'6" (2.85 x 2.00)

Shower Room 6'4" x 5'4" (1.95 x 1.65)

Bedroom One 13'5" x 10'4" (4.10 x 3.15)

Bedroom Two 10'5" x 8'6" (3.20 x 2.60)

Garage & Garden

Agent Note

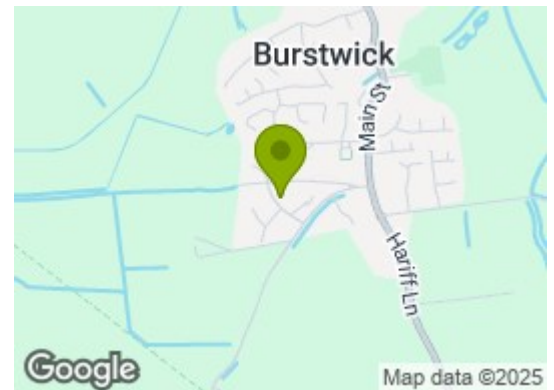
Parking: off street parking is available with this property.

Heating & Hot Water: both are provided by a gas fired boiler.

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

Council tax band B.

The property is connected to mains gas & mains drainage services.



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 (55-68) D (39-54) E (21-38) F (1-20) G		65	80
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

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