



£235,000

2 Bedroom Semi-Detached Bungalow for sale
60 St. Lawrence Avenue Snaith, Snaith, Goole





Overview

For sale with NO ONWARD CHAIN, this fantastic semi-detached bungalow in Snaith has two double bedrooms, a large south-facing garden and a multi-fuel burner in the lounge. With a garage, off-street parking and an extended plot with conversion potential.



Key Features

- NO ONWARD CHAIN
- Two Double Bedrooms
- South-Facing Garden
- Extended Plot With Conversion Potential
- Large Lounge With Multi-Fuel Burner
- Garage & Extensive Off-Street Parking
- Well-Maintained Throughout
- Ideal For Downsizers
- Close To Local Primary & Secondary Schools
- Excellent Commuter Links





This well-maintained two-bedroom semi-detached bungalow offers comfortable single-storey living, an unusually generous plot and plenty of scope for the next owners to shape the property using their own ideas in the future. Offered with NO ONWARD CHAIN, it will appeal particularly to downsizers seeking good outside space without giving up useful parking or storage, while its price, practical layout and location also make it an interesting option for first-time buyers.

The lounge is a particularly inviting room, with a broad front window bringing in plenty of natural light and a multi-fuel burner providing a warm focal point. There is enough space for a full range of seating without the room feeling crowded.

Positioned at the rear, the open-plan kitchen/dining area is nearly five metres long and provides a significant amount of cupboard and worktop space, making this room as practical as it is inviting. French doors open directly onto the garden, making it easy to step outside for morning coffee, summer meals or time with visiting family and friends.

Both bedrooms are generously sized doubles. The main bedroom overlooks the rear garden, while the second is currently arranged as a combined bedroom and workspace, showing the flexibility available for guests, hobbies or home working.

A modern bathroom with bath and integrated shower completes the internal layout of this property, which has been demonstrably well-maintained and cherished throughout.

Outside space is one of the major strengths of the home. The south-facing rear garden is much larger than might be expected in similar properties and offers an excellent balance of lawn, patio space and established boundaries. The plot also extends substantially to the side, creating potential for an extension or conversion project, subject to the necessary planning permission and building regulations.

To the front and side, the extensive driveway provides off-street parking for several vehicles and leads to the garage. This combination of parking, storage and garden space is increasingly difficult to find, particularly in properties of this size, so buyers will likely find this facility highly desirable.

St Lawrence Avenue is well placed for enjoying everyday life in Snaith. The



historic market town has a strong local community and a useful selection of independent shops, cafés, pubs and everyday services, while both primary and secondary schools are close by. Snaith also offers straightforward road access towards Goole, Selby, Doncaster and the wider motorway network, making it a practical base for commuters while retaining the quieter feel of a smaller Yorkshire town.

For buyers wanting a manageable home that is ready to enjoy, but which also provides genuine outside space and longer-term possibilities, this is a property with a great deal to offer. Viewings are available now.

Bedroom 2
10' 6" x 9' 1" (3.21m x 2.77m)

Bathroom
7' 3" x 6' 2" (2.23m x 1.89m)

Hallway
8' 8" x 6' 2" (2.65m x 1.89m)

Living Room
15' 5" x 13' 1" (4.71m x 3.99m)

Kitchen / Dining Area
16' 4" x 8' 0" (4.98m x 2.44m)

Primary Bedroom
11' 3" x 9' 7" (3.45m x 2.94m)

Floorplans



Total: 59 m2
1st Floor: 59 m2
Excluded Areas: Walls: 5 m2

Floor Plan Created By Westcliffe Landings Ltd. Measurements Deemed Highly Reliable But Not Guaranteed

EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.



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