



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



62 Park Avenue

£120,000

Withernsea, HU19 2JU



This semi-detached two bedroom true bungalow is situated close to local shops and amenities, this bungalow benefits from easy access to everyday necessities, making it a practical choice for retirees. Offered to the market with no chain involved, this property is ready for you to move in and make it your own.

The bungalow features a welcoming open plan living room, perfect for relaxing or entertaining guests, along with a modern kitchen, two bedrooms and a wet room with level access shower to aid any buyers with limited mobility.

One of the standout features of this property is the good-sized garden at the rear, offering a private outdoor space for gardening, leisure, or simply enjoying the fresh air. Providing a blank canvas for any green fingered buyer looking for someone to make their own.

With uPVC glazing and gas central heating throughout, this good size bungalow is ready for a new owner to move into and is the ideal choice for any retiree looking to relocated to the coast.





Double gates open to a hard standing side access with a pedestrian gate opening through to a good size garden at the rear, with a raised patio area and two wooden sheds for storage. The front entrance door opens to a small internal lobby which leads through to an open plan lounge diner with front facing bay window. Doors lead from the lounge to both bedrooms, with bedroom one enjoying fitted wardrobes to one wall. Continuing through to the rear is a fitted kitchen with modern white units, a door leads out to the rear garden and access leads off to a wet room with shower.

Garden

Agent Note

Parking: on 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 premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Council tax band A.

Lounge Diner 20'4" x 12'3" (6.20 x 3.75)

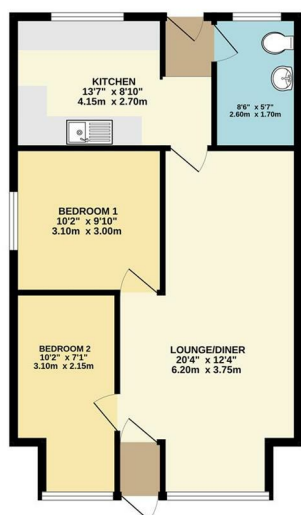
Bedroom One 9'10" x 10'2" (3.00 x 3.10)

Bedroom Two 10'2" x 7'0" (3.10 x 2.15)

Kitchen 8'10" x 13'7" (2.70 x 4.15)

Shower Room 8'6" x 5'6" (2.60 x 1.70)

GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 615 sq.ft. (57.1 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures presented here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. Prospective buyers should verify all measurements and details for themselves prior to purchase. Measurements are given to the nearest millimetre and are for guidance only. Measurements are not to be used as a basis for any legal proceedings.



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating	
	Current
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	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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.

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