



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 58 Park Avenue

Offers Over £149,950

Withernsea, HU19 2JU



Two bedroom detached bungalow offered to the market with no chain, situated on a quiet no-through road within a short distance of the town centre for all local amenities, sitting in a good size plot with a pleasant garden to the rear that also provides off street parking and is ideal for any keen gardeners. With uPVC glazing and gas central heating in place the property comprises: porch, lounge, two double bedrooms, shower room, open plan kitchen diner across the rear and a conservatory opening onto the garden. Finished to a good standard ready for a new owner to move straight into, bungalows in this location are always highly sought after so we recommend an early viewing to avoid disappointment and see all that this property has to offer.





**Porch**

UPVC front entrance porch provides a useful entrance lobby with a further door leading onto the lounge.

**Lounge 11'5" x 22'11" (3.50 x 7.00)**

Good size living room with two front facing uPVC windows, two radiators and a fireplace with electric fire.

**Hallway**

A central hallway leads on from the lounge and has a radiator and loft access.

**Bedroom One 10'11" x 10'4" (3.35 x 3.15)**

Double bedroom with side facing uPVC window and radiator.

**Bedroom Two 10'11" x 8'10" (3.35 x 2.70)**

Second double bedroom with side facing uPVC window and radiator.

**Shower Room 4'11" x 10'4" (1.50 x 3.15)**

Fully tiled shower room fitted with a quadrant shower cubicle with a mains fed shower unit, high gloss vanity basin and concealed cistern WC. Laminate flooring, radiator, spot lights to the ceiling and an obscured glass uPVC window.

**Kitchen Diner 11'9" reducing to 6'6" x 22'11" (3.60 reducing to 2.00 x 7.00)**

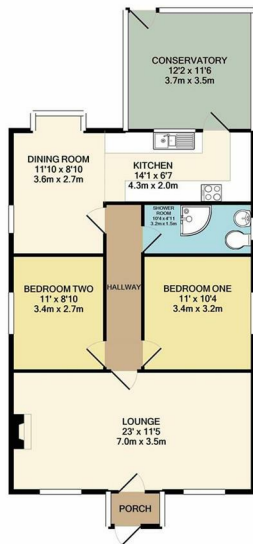
Open plan kitchen diner across the rear of the property with fitted kitchen wooden fronted units housing an electric oven, gas hob with extraction fan, composite 1.5 bowl sink and drainer with mixer tap, plumbing for a washing machine and an integrated fridge. With two rear facing windows, laminate flooring to the kitchen, a gas combi boiler concealed in a cupboard and a uPVC door through to the conservatory.

**Conservatory 11'5" x 12'1" (3.50 x 3.70)**

Rear conservatory overlooking the garden with a pitched roof, wooden flooring and a radiator.

**Garden**

A gated shared side driveway leads to a gravelled parking area to the rear of the property that provides off street parking space for at least two cars. Stepping out from the conservatory at the rear of the property is a paved patio area with wooden storage shed and leading on from this is a laid to lawn section of garden with well stocked planted borders and a brick built workshop at the bottom of the garden. The front of the property is a decorative walled front boundary with wrought iron railings.



TOTAL APPROX. FLOOR AREA 951 SQ. FT. (88.4 SQ. M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.  
 Made with Metropix (2020)

Council Tax band:B

**Directions:** Form our office head South on Queen Street, through the traffic lights and Park Avenue is the first turning on the right hand side, where this property is near the very end on the right hand side.

**Area Map**



**Energy Efficiency Graph**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	61	<b>England &amp; Wales</b>
		61	EU Directive 2002/91/EC

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