Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Pathways Victoria Avenue

Asking Price £250,000

WITHERNSEA, HU19 2LH

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£250,000 – Pathways, Victoria Avenue, Withernsea

This substantial and individually designed detached true bungalow offers far more than first meets the eye. Located to the south of Withernsea town centre, the property is conveniently positioned within easy reach of local amenities, the seafront, and the golf course.

Deceptive from the outside, the bungalow provides approximately 1,300 square feet of well-planned accommodation and stands centrally within a generous plot, offering both space and privacy.

The property has been well maintained and improved over time, featuring a modern fitted kitchen, bathroom, and updated floor coverings, all of which continue to present well. With uPVC double glazing and gas central heating in place, the home is ready for immediate occupation while still offering scope for a buyer to update to their own taste if desired.

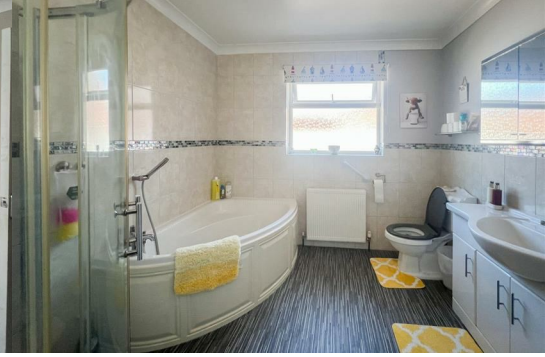
The versatile accommodation briefly comprises: entrance porch, welcoming hallway, spacious lounge, fitted kitchen, separate dining room, utility room, bathroom, a single bedroom or study, and two generous double bedrooms.











Set on a generous plot in a sought-after position to the south of Withernsea town centre, Pathways combines practicality with flexibility, making it ideal for a range of buyers.

Inside, the well-proportioned layout extends to approximately 1,300 sq ft, with a spacious lounge, separate dining room, and three bedrooms, including a versatile study option. The property has been well cared for over the years and is ready to move straight into, while still offering scope for personalisation.

Outside, the appeal continues with ample off-road parking, a double garage, and low-maintenance gardens — perfect for those seeking space without the upkeep.

Conveniently located close to the seafront, local amenities, and the golf course, this is a rare opportunity to secure a substantial bungalow in a popular area.

Early viewing is highly recommended.

Porch 590'7" x 557'9" (180 x 170)

Hall

Dining Room 1181'1" x 1181'1" (360 x 360)

Kitchen 1181'1" x 1181'1" (360 x 360)

Lounge (Reception) 1377'11" x 1804'6" (420 x 550)

Bathroom 984'3" x 885'10" (300 x 270)

Bedroom Three / Study 557'9" x 1181'1" (170 x 360)

Utility Room 1181'1" x 656'2" (360 x 200)

Bedroom One 1377'11" x 1181'1" (420 x 360)

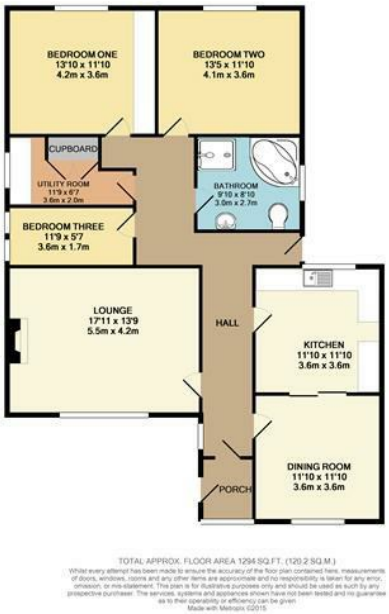
Bedroom Two 1345'2" x 1181'1" (410 x 360)

Garage 1738'10" x 1640'5" (530 x 500)

Garden

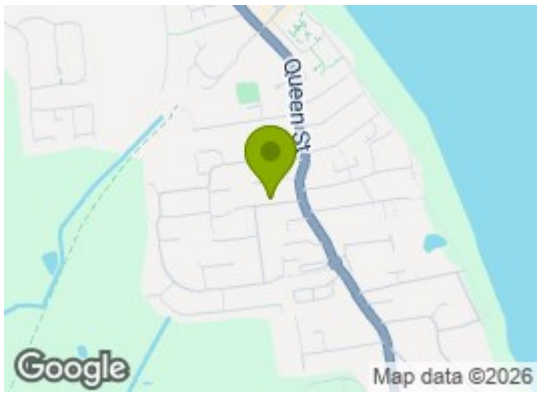
Agent Note

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 D.
Parking: off street parking via garage and private driveway.
Heating & Hot Water: both are provided by a gas fired boiler.
Mobile & Broadband: we understand mobile and broadband are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

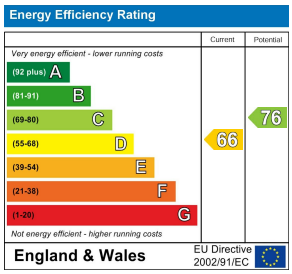


TOTAL APPROX. FLOOR AREA 1294 SQ.FT. (120.2 SQ.M.)

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 mis-statement. 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 as to their operability or efficiency can be given.
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Energy Efficiency Graph



Tenure: Freehold

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