



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 2 Banks Close

Easington, HU12 0SY

**Offers In The Region Of  
£234,950**



**MODERNISED DETACHED THREE BEDROOM BUNGALOW OVERLOOKING FIELDS TO THE REAR!**

Nestled at the end of a small cul de sac on the edge of this rural coastal village is this very well presented bungalow, newly refurbished throughout to a high standard of finish and very deceptive in size, offering plenty of living space that is not often found in bungalows. With hardwood double glazed windows and gas central heating throughout (new boiler) the property comprises: central entrance hall with built-in storage, spacious living room with log burner, newly fitted bathroom, newly fitted kitchen diner, fully glazed rear garden room, three bedrooms and one updated ensuite shower. Outside the property benefits from a private driveway for off street parking and to the rear is a secluded garden adjoining open fields that provides unspoilt views for miles around. This property must be viewed to appreciate the size and standard of finish this lovely home has to offer, contact our office today to arrange an appointment to view.







### Entrance Hall

A spacious entrance hall opens into a central hallway with access leading off to all rooms. With laminate flooring, two radiators, a built-in storage cupboard and access to the loft (housing a recently installed gas combi-boiler).

### Lounge 17'4" x 13'5" (5.30 x 4.10)

Spacious living room with two windows to the front aspect, radiator, laminate flooring and a contemporary inglenook fireplace housing a log burning stove.

### Dining Kitchen 14'9" x 13'5" (4.50 x 4.10)

Newly fitted contemporary grey shaker kitchen units with complementing square edged work surfaces and matching up-stands, with a composite sink and drainer with mixer tap, built-in electric oven and hob with extraction fan and glass splash back, integrated dishwasher, plumbing for a washing machine, fridge freezer space and ample room for a kitchen table. Walk-in utility cupboard with space for a condensing dryer. Laminate flooring, radiator, side facing window and glazed double doors to the conservatory.

### Conservatory 13'1" x 9'2" (4.00 x 2.80)

Hard wood conservatory under a pitched roof with French doors opening to the rear garden, laminate flooring and a radiator.

### Bathroom 8'10" x 5'10" (2.70 x 1.80)

Re-fitted bathroom finished with a white three piece suite comprising of a bath with a mains fed shower above and glass splash screen, pedestal basin and low level WC. With tiled splash backs and tiled flooring, contemporary grey column radiator, extraction fan and obscured glass window.

### Bedroom One 13'5" x 12'1" (4.10 x 3.70)

Ensuite double bedroom with a front facing window, radiator and laminate flooring.

### En-Suite 6'10" x 5'10" (2.10 x 1.80)

Re-fitted with a three piece white suite comprising of a shower cubicle with mains fed shower unit, pedestal basin and WC. Tiled splash backs and tiled flooring, extraction fan, contemporary grey column radiator and an obscured glass window.

### Bedroom Two 13'9" x 11'9" (4.20 x 3.60)

Second double bedroom with a rear facing window, laminate flooring and radiator.

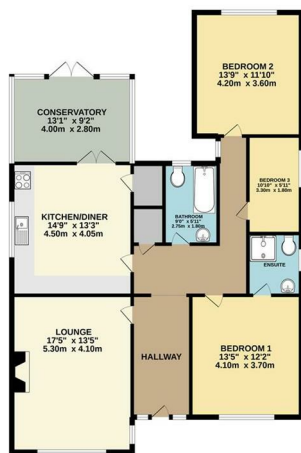
### Bedroom Three 10'9" x 5'10" (3.30 x 1.80)

Single bedroom with radiator, laminate flooring and side facing window.

### Garden

To the rear is a generous garden, South facing to get the full days sun, very private and enjoying unspoilt views at the rear stretching out over open fields. A paved patio area adjoins the rear of the property, this leads onto a laid to lawn section of garden with raised planted beds and a pleasant decked seating area. A brick built shed provides useful external storage space and gated pathways leads down both sides of the property through to a brick paved front driveway that offers parking space for multiple cars.

GROUND FLOOR  
1256 sq.ft. (116.7 sq.m.) approx.

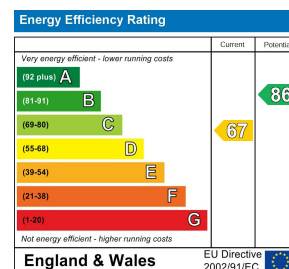


TOTAL FLOOR AREA: 1256 sq.ft. (116.7 sq.m.) approx.  
All dimensions are given to the nearest foot and inch. Measurements are taken from the internal face of the walls. The actual area may vary slightly due to construction tolerances. The measurements are for information only and do not constitute a guarantee of accuracy. The buyer should verify the measurements 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.



## Energy Efficiency Graph

Tenure: Freehold



The property has mains gas, electric and drainage connections, and is on a water meter.

Council tax is payable to the East Riding of Yorkshire council. From internet enquiries we are advised the property is in valuation band B.

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.