



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



43 Park Avenue

£185,000

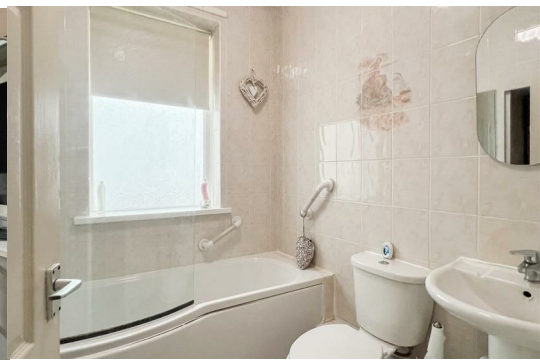
WITHERNSEA, HU19 2JX



A fantastic opportunity to purchase a spacious and versatile three-bedroom bungalow, occupying a generous plot with a south-facing rear garden, newly renovated kitchen and 2 reception rooms. Situated in a popular residential area of Withernsea, this well-maintained property offers flexible living accommodation and a number of appealing features throughout.

The accommodation briefly comprises entrance hallway, three bedrooms, spacious lounge, additional reception room, conservatory, modern family bathroom and a newly renovated contemporary kitchen. The lounge could also be utilised as a additional bedroom if required, providing excellent flexibility to suit individual needs. A fixed staircase leads to the useful loft space, which has been converted to provide additional accommodation and benefits from a Velux window and central heating; please note the loft conversion has not been completed to current building regulations.

Outside, the property benefits from a block-paved front forecourt with gated off-street parking for a small car, while the rear boasts a generous south-facing enclosed garden with mature planting, lawn, sheds, paved seating area and an impressive gravelled and decked patio, providing an excellent space for relaxing and entertaining. With its versatile accommodation, attractive garden, modern kitchen and additional loft space, this property offers a great opportunity for those looking for a bungalow with more space than typically expected and is well worth an internal inspection.





Situated in a popular residential area of Withernsea, this spacious three-bedroom semi-detached bungalow offers versatile accommodation together with a generous south-facing rear garden. The property has been updated in recent years, including a newly renovated modern kitchen, and benefits from a conservatory, two reception areas, three bedrooms, bathroom and useful additional loft space accessed via a fixed staircase. Outside, the property enjoys off-street parking to the front for a small vehicle, and a well-established enclosed rear garden with a large decked and gravelled patio, lawn, mature planting and useful garden storage.

Withernsea is a popular coastal town on the East Yorkshire coast, offering a good range of everyday amenities including shops, supermarkets, cafés, restaurants, schools and healthcare facilities. The town's seafront, promenade and beach are close by, providing

opportunities for coastal walks and enjoying the seaside setting. The surrounding Holderness countryside offers further opportunities for outdoor pursuits, while Hull and the market towns of Beverley and Hornsea are accessible by road.

An appealing bungalow offering flexible living accommodation, a generous garden and the opportunity to enjoy a relaxed coastal lifestyle.

Hallway

Bedroom One 11'5" x 12'9" (3.50 x 3.90)

Bedroom Two / Lounge 12'5" x 11'5" (3.80 x 3.50)

Bedroom Three 6'2" x 7'0" (1.90 x 2.15)

Dining Room 12'5" x 10'2" (3.80 x 3.10)

Conservatory 12'11" x 11'3" (3.95 x 3.45)

Sitting Room 12'5" x 11'11" (3.80 x 3.65)

Bathroom 6'6" x 5'6" (2.00 x 1.70)

Kitchen 10'9" x 9'10" (3.30 x 3.00)

Loft Space 21'3" x 9'8" (6.50 x 2.95)

Garden

Agent Note

Parking: off street parking is available for a small car.

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.

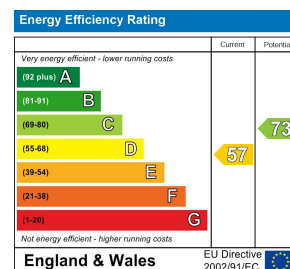
Council tax band C.

This property is a probate sale and at the time of marketing probate is outstanding.



Energy Efficiency Graph

Tenure: Freehold



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.

181 Queen Street, Withernsea, East Yorkshire, HU19 2JR

Telephone: 01964 611281 | www.goodwinfox.com

sales@goodwinfox.com, | rent@goodwinfox.com

