



# Quick & Clarke

PROPERTY SPECIALISTS

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11 Lawrence Avenue, Catfoss, HU11 5SS  
Offers in the region of £139,950



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	58
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- Well Presented Home
- Two Double Bedrooms
- Parking and Generous Rear Garden
- Must be Viewed

- Lounge and Dining Kitchen
- Modern Bathroom
- No Onward Chain
- Energy Rating: E

#### LOCATION

This property fronts onto St Lawrence Avenue which is a small cul-de-sac leading off Catfoss Lane.

#### ACCOMMODATION

The accommodation has UPVC double glazing. Whilst there is currently no fixed central heating system, the current owners have used freestanding electric heaters. The property is arranged on two floors as follows:

#### ENTRANCE HALL

3'9" x 3'5"

With a front entrance door, stairs leading off and door to:

#### LOUNGE

18'2" x 11'6"

With a feature fireplace with surround and inset and doorway to:

#### KITCHEN

12'6" x 9'3"

With a good range of modern fitted base and wall units incorporating worksurfaces with an inset stainless steel sink unit, induction hob with cooker hood over, built in double oven, fridge freezer and dishwasher, tiled flooring, understairs storage cupboard and double French doors to the rear garden.

#### UTILITY ROOM

#### FIRST FLOOR

#### BEDROOM 1 (FRONT)

13'4" x 11'7"

With fitted wardrobes and a built in cupboard.

#### BEDROOM 2 (REAR)

10'1" x 9'3"

With lovely views over the rear garden.

#### BATHROOM / W.C.

6' x 5'11"

With a modern three piece white suite comprising of a

panelled bath with mixer taps and an electric instant shower over with screen above, pedestal wash hand basin, low level W.C., part tiling to the walls and tiled flooring.

#### OUTSIDE

The property fronts onto a gravelled driveway which provides parking for two vehicles, along with a timber garden shed.

To the rear is superb and particularly generous garden which includes a lawn, paved patio and gravelled seating areas, a timber shed and mature planting.

#### TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

#### COUNCIL TAX BAND

The council tax band for this property is band A.

#### PHOTOGRAPHY

Please note that some of the photographs within this brochure have been provided by the vendors.

### Ground Floor



### First Floor

