



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 19 Lascelles Avenue

£157,000

Withernsea, HU19 2EA



Welcome to this charming terraced house on Lascelles Avenue, located in a popular central area, with easy access to local amenities and schools. And with no onward chain, you can move in hassle-free and start making this house your home. This property boasts three bedrooms and two receptions, perfect for a growing family or those in need of extra space. One of the highlights of this lovely home is its beautifully landscaped garden, providing a tranquil outdoor space for relaxing or entertaining guests. The golden oak uPVC glazing not only adds great kerb appeal but also ensures plenty of natural light floods into the rooms, creating a warm and inviting atmosphere throughout. This property briefly comprises: entrance hall, lounge, dining room with open plan kitchen and rear utility, to the first floor are three good size bedrooms and a family bathroom. To the rear is a landscaped garden with sweeping lawn and a workshop. Don't miss out on the opportunity to own this wonderful property, book a viewing today and see for yourself all this property has to offer.







**Entrance Hall**

A uPVC door opens into the entrance hallway with a spindled wooden staircase rising to the first floor landing, with wooden flooring and a radiator.

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

Front facing living room with a uPVC glazed bay window, radiator and fireplace with wooden mantel piece and electric fire.

**Kitchen Diner 12'1" x 18'2" (3.70 x 5.55)**

Open plan layout with a dining section with floor to ceiling glass windows and door facing out over the rear garden. An archway with a step down leads through to a fitted kitchen with checker tiled vinyl flooring and complementing tiled splash backs. With a stainless steel sink and drainer with mixer tap, provisions for a free standing electric cooker. With two radiators and a glazed door and window leading through to the utility.

**Utility 6'10" x 8'10" (2.10 x 2.70)**

With space and plumbing for a washing machine and dryer, a wall mounted gas combi-boiler, tiled flooring and with uPVC windows and a door opening out to the rear garden.

**Landing**

Stairs rise and turn onto the landing to provide access to all first floor rooms and with a loft hatch giving access to a part boarded loft for storage.

**Bedroom One 11'5" x 11'5" (3.50 x 3.50)**

Good size double bedroom with a uPVC window to the front aspect, radiator and fitted storage to include wardrobes and dressing table.

**Bedroom Two 10'5" x 8'8" (3.20 x 2.65)**

Second double bedroom with a rear facing uPVC window overlooking the garden, radiator and fitted wardrobe.

**Bedroom Three 8'8" x 8'2" (2.65 x 2.50)**

Good size single bedroom currently used as a craft room with a rear facing uPVC window, radiator and laminate flooring.

**Bathroom 5'2" x 5'6" (1.60 x 1.70)**

Fully tiled bathroom fitted with a white suite comprising of a bath with electric shower and glass screen along with an additional mixer hand shower, pedestal basin and WC. Obscured glass uPVC window, towel radiator, extraction fan and a panelled ceiling.

**Garden**

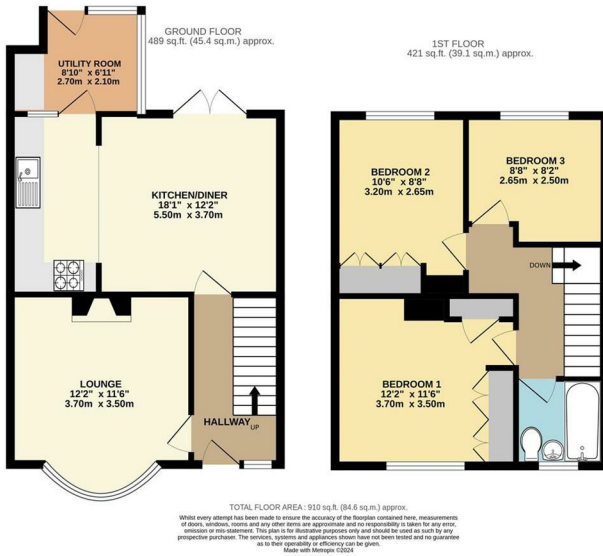
To the front of the property is a walled garden which offers potential space for off street parking if desired subject to installing a dropped kerb. To the rear is a beautiful garden, landscaped with sweeping gravelled and planted borders, adjoining the rear of the house is an elevated block paved patio area which steps down onto the lawn and a stepping stone pathway continues to the very bottom of the garden where there is a screened area housing a greenhouse, shed and a block built workshop (15' x 7'). The garden is enclosed to all sides by a mixture of fence and hedgerow boundaries for privacy and offers a great space to relax and unwind.

**Agent Note**

**Parking:** there is no off street parking is available with this property.

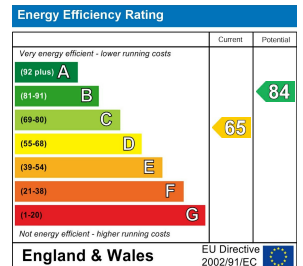
**Heating & Hot Water:** both are provided by a gas fired boiler.

**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.



**Energy Efficiency Graph**

**Tenure: Freehold**



Council tax band A.

Services include mains gas, electric and drainage connections.

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.

