



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 55 Lascelles Avenue

Asking Price £155,000

WITHERNSEA, HU19 2EA



LOOKING FOR A SPACIOUS FAMILY HOME CLOSE TO THE SCHOOLS?

This extended semi-detached property is located on this highly regarded road, within walking distance of the town's schools and local amenities, offering plenty of space for a growing family both inside and out. With uPVC glazing and gas central heating in place the accommodation comprises: hallway, lounge, fitted breakfast kitchen, day room, conservatory, three bedrooms and a bathroom, outside there is off road parking to the front and a deceptively long garden to the rear. Offered to the market with no onward chain. Please note that this property currently has a tenant living at the property there for viewings are strictly via appointment only, contact our office to arrange this.





### Entrance Hall

A uPVC glazed door opens into the hallway with a window beside and with stairs rising to the first floor landing with a storage cupboard below and radiator.

### Lounge 15'1" x 11'1" (4.60 x 3.40)

Front facing living room with a uPVC bay window to the front aspect, radiator and a fireplace with wooden mantel piece, cast iron arched insert with open grate fire.

### Breakfast Kitchen 16'10" x 11'1" (5.15 x 3.40)

Fitted with a range of beech effect units to both base and walls with contrasting worktops and tiled splash backs, including glazed display cupboards, with a 1.5 bowl sink and drainer with mixer tap, space for slot in cooker with stainless steel chimney hood over, plumbing for automatic washing machine and dishwasher. With a breakfast bar, radiator, uPVC window to the side of the property, tile effect laminate flooring and being open plan to the day room.

### Day Room 16'4" x 9'2" (5.00 x 2.80)

Rear extension providing an additional reception room, open plan from the kitchen and with patio doors to the conservatory, with tiled effect laminate flooring, uPVC window and a radiator.

### Conservatory 9'6" x 10'5" (2.90 x 3.20)

UPVC construction under an acrylic roof with tiled flooring and a door giving access onto the rear garden.

### Landing

Stairs rise from the hallway to a landing area, with an obscured glass uPVC window to the side aspect, timber balustrade and loft hatch (with drop down ladder leading to a part boarded loft with velux window).

### Bedroom One 15'1" into bay x 11'1" (4.60 into bay x 3.40)

Front facing double bedroom with a uPVC bay window and radiator.

### Bedroom Two 11'1" x 9'2" (3.40 x 2.80)

Rear facing double bedroom with a uPVC window overlooking the garden. Radiator and wall mounted gas combi-boiler.

### Bedroom Three 7'4" x 8'2" (2.25 x 2.50)

Single bedroom with a uPVC window to the rear of the property and radiator.

### Bathroom 6'0" x 5'4" (1.84 x 1.63)

White three piece bathroom suite fitted with a corner bath with electric shower, pedestal basin and WC. With tiled flooring, vinyl flooring, radiator and uPVC window.

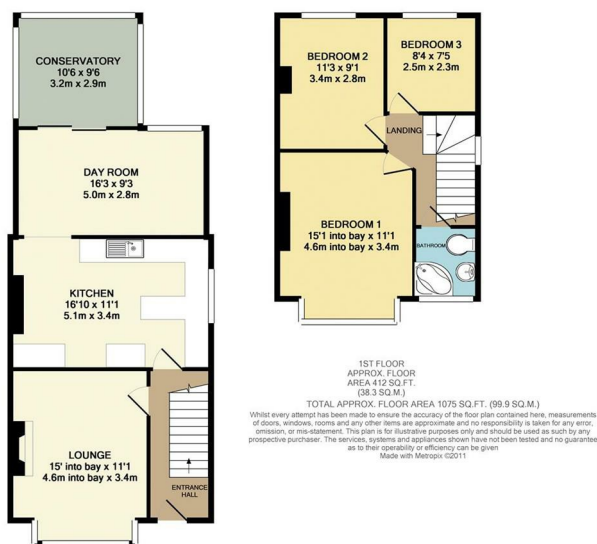
### Garden

To the front of the property is an area of hard standing for off road parking with a path around to the rear garden where steps lead down onto a deceptively long garden, mainly laid to lawn with a patio area, greenhouse and shed, enclosed by a mixture of fenced and hedge boundaries.

### Agent Note

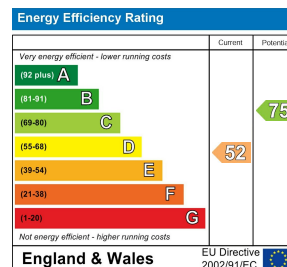
Parking: off street parking is available with this property. Heating & Hot Water: both are provided by a gas fired boiler. Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

\*\*Please be advised that this property is currently occupied by a tenant so please allow plenty of notice when arranging a viewing. The tenant has however been issued with their notice to vacate and the property will be sold with vacant possession on completion.\*\*



## Energy Efficiency Graph

Tenure: Freehold



Council Tax band B.

The property is connected to mains drainage and mains gas.

From our office turn right and the mini roundabout and left at the next onto Hull Road. Turn first left onto Lascelles Avenue and the property can be found towards the end on the left hand side, clearly identified by our for sale board.

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.