



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



£330,000

**21 Oak Avenue,
Withernsea**

HEATING AND INSULATION

The property has gas-fired radiator central heating and double glazing.

SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

TENURE

Freehold. Vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'E' (verbal enquiry only).

VIEWINGS

Strictly by appointment with the agent's Beverley office.





21 Oak Avenue, Withernsea, HU19 2PE

Nestled in the charming coastal town of Withernsea, this impressive detached house offers a perfect blend of space and comfort, making it an ideal family home. Boasting four generously sized bedrooms, this property provides ample room for both relaxation and privacy. The layout includes two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings, and with three well-appointed bathrooms morning routines will be a breeze, ensuring convenience for all family members.

The property is set on a double plot, which not only enhances its curb appeal but also provides a large garden. One of the standout features of this property is its expansive garden which is a true haven for outdoor enthusiasts. The garden is complemented by a delightful conservatory, allowing you to enjoy the beauty of the outdoors all year round whether you are sipping morning coffee or hosting summer gatherings.

Additionally, the detached garage adds practicality, providing secure storage for vehicles or additional space for hobbies. This home is not just a property, it is a sanctuary where cherished memories can be made. With its prime location in Withernsea, residents can enjoy the delightful local amenities and the beautiful coastline, making it an attractive choice for those seeking a peaceful yet vibrant community.

In summary, this detached house in Withernsea is a rare find combining spacious living areas, modern amenities and a stunning garden, all within a welcoming coastal setting. It is a perfect opportunity for families seeking a comfortable and versatile home.

ACCOMMODATION

Ground Floor

Entrance Porch - A welcoming entrance porch with large windows and glass panelled door leading into the property.

Entrance Hall - As you enter through the entrance porch you are greeted by a spacious lobby that leads to a breathtaking staircase.

Cloakroom and Downstairs WC - The property benefits from a convenient downstairs toilet with a sink, connected to the cloakroom for added convenience.

Lounge - Large living room with patio doors to the garden. Stone chimney feature and two chandeliers.

Entertainment Room - Large second reception room with doors to the kitchen and lounge.

Kitchen / Dining Room - Built-in kitchen with integrated appliances. Spacious room to use as a kitchen/diner if required,

Utility Room - With plumbing for a washing machine and sink already in place. uPVC door leading to the front of the property.

Conservatory - Large conservatory with tiled floor, two sets of double doors - one leading to kitchen and one to the garden. Single door leading to garden also.

First Floor

Master Bedroom - Large bedroom with fitted wardrobes, carpeted and wallpapered walls. Window overlooking driveway.

Second Bedroom - Large double bedroom with carpets and wallpapered walls. Window overlooking the driveway.

Third Bedroom - Double bedroom with fitted wardrobes. Window overlooking the garden.

Fourth Bedroom - A double bedroom with carpeted floors

overlooking the garden.

Shower Room - A good-sized modernised room with built-in sink and toilet. Tiled throughout.

Main Bathroom - A large room with bath, toilet and sink. Sink in-built to unit. Tiled throughout.

OUTSIDE

Outdoor Areas - Large 'in and out' front drive with access to the detached garage. Large grassed garden to the rear.

Detached Garage - A large garage with up-and-over door.

