



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



16 Lascelles Avenue

Asking Price £157,000

Withernsea, HU19 2EB



A beautifully presented three-bedroom end terrace home, ideally situated in a popular residential location just minutes from the town centre, local schools and the seafront. Offered to the market with vacant possession and no onward chain, this attractive property has undergone an extensive programme of improvements ahead of sale, creating a home that is ready for a new owner to move straight into and enjoy.

Recent upgrades include fresh décor throughout, new floor coverings, a stylish contemporary kitchen and a modern bathroom suite, ensuring the property offers a fresh and modern feel from the moment you step inside. The well-planned accommodation is perfectly suited to first-time buyers, young families or anyone looking for a home requiring little immediate work.

One of the standout features is the generous living space on offer. Two reception rooms are connected by sliding doors, allowing the rooms to be opened up to create a sociable open-plan layout that works perfectly for modern family living and entertaining, whilst still retaining the option of separate spaces when required.

Externally, the property enjoys a particularly impressive west-facing rear garden, backing onto a local playing field and therefore benefiting from an open outlook with no direct rear neighbours. Fully enclosed and ideal for children and pets, it provides plenty of space for outdoor dining, gardening or simply relaxing in the afternoon and evening sunshine.





A gravelled front garden with mature planting provides an attractive approach to the property and leads to the entrance hall, where stairs rise to the first-floor landing.

The lounge is positioned to the front of the property and benefits from a bay window providing excellent natural light. Sliding doors open through to the dining room, creating a flexible open-plan layout, with patio doors overlooking and opening onto the rear garden. The dining room also benefits from useful built-in storage.

The kitchen can be accessed from both the hallway and dining room and has been recently refitted with a stylish range of green gloss handleless units, incorporating a built-in oven and hob alongside space for additional appliances.

A door leads directly from the kitchen to the

rear garden, where a paved patio adjoins the house and provides the perfect spot for outdoor dining. Beyond lies a substantial lawned garden with a useful storage shed and a further paved seating area at the far end. The garden enjoys a westerly aspect, backs onto playing fields and is fully enclosed by fencing, with a gate providing access to a side pathway.

To the first floor, the landing gives access to two double bedrooms and a generous third bedroom. Bedroom one benefits from fitted storage, whilst bedroom two features a useful recessed shelving area. Completing the accommodation is a modern tiled bathroom fitted with a contemporary suite and shower over the bath.

Hall

Lounge 13'0" x 11'6" (3.97 x 3.51)

Dining Room 14'5" x 9'10" (4.41 x 3.00)

Kitchen 17'5" x 6'10" (5.31 x 2.10)

Bedroom 1 13'0" x 11'8" (3.98 x 3.57)

Bedroom 2 12'11" x 9'10" (3.95 x 3.00)

Bedroom 3 9'7" x 6'11" (2.94 x 2.12)

Bathroom 7'6" x 5'1" (2.30 x 1.57)

Agent Note

Parking: on street parking, no permit required. Potential for installing off road parking subject to the relevant permissions.

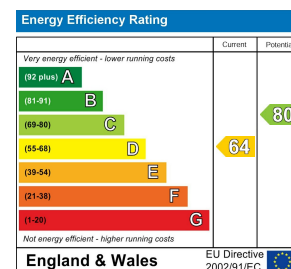
Heating & Hot Water: both are provided by a gas fired boiler.

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:



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