Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



31 Lascelles Avenue

£165,000

WITHERNSEA, HU19 2EA

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SPACIOUS THREE BEDROOM END TERRACE HOME ON A WELL-REGARDED AVENUE, CLOSE TO LOCAL SCHOOLS!

Situated on the ever-popular Lascelles Avenue in Withernsea, this spacious three-bedroom end-terrace home offers generous accommodation, a modern Shaker-style kitchen and a particularly long, established rear garden. Conveniently positioned within easy reach of local schools, shops, town centre amenities and the seafront, the property would make an ideal family home.

The accommodation benefits from uPVC double glazing and gas central heating and briefly comprises an entrance hallway, spacious open-plan lounge and dining room, modern Shaker-style galley kitchen, useful ground floor WC and conservatory overlooking the rear garden. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property continues to impress. To the front is a hardstanding driveway providing valuable off-street parking, complemented by a decorative low wall boundary.

To the rear is a long and well-enclosed garden, enjoying fenced and established hedge boundaries. A raised paved patio adjoins the rear of the house, providing an ideal space for outdoor dining and entertaining. Steps lead down to a further planted area, whilst a central pathway continues to a hardstanding patio area at the bottom of the garden. Here, a useful wooden garage/outbuilding provides additional storage or potential alternative uses. There is also potential for vehicular access via a vehicular right of way along the rear alleyway behind the neighbouring properties.











Lascelles Avenue is a well-regarded residential avenue within Withernsea, ideally placed for local schools, shops, everyday amenities and the attractive seafront. Withernsea offers a range of independent retailers, supermarkets, leisure facilities and coastal walks, making it a popular location for those seeking a relaxed seaside lifestyle.

Offering spacious and versatile accommodation, a modern kitchen, useful ground floor WC, private driveway and an impressive long rear garden, this property represents an excellent opportunity for a range of buyers. Early viewing is highly recommended to fully appreciate the space and outside areas on offer.

Hall

Lounge Diner 21'11" x 11'9" (6.70 x 3.60)

Kitchen 16'4" x 5'10" (5.00 x 1.80)

WC 2'3" x 5'10" (0.70 x 1.80)

Conservatory 10'7" x 10'5" (3.25 x 3.20)

Landing

Bedroom One 12'3" x 10'9" (3.75 x 3.30)

Bedroom Two 10'2" x 10'9" (3.10 x 3.30)

Bedroom Three 9'2" x 6'6" (2.80 x 2.00)

Bathroom 5'8" x 6'2" (1.75 x 1.90)

Garden

To the rear of the property is a long garden, well enclosed by fenced and hedge boundaries, and split into various planted sections. A raised paved patio area adjoins the rear of the house, this steps down to a planted area with wooden shed and a central pathway which leads down to a hardstanding patio area at the bottom of the garden and a wooden garage/outbuilding (this has potential vehicular access via a vehicular right of way down an alleyway running behind the neighbouring properties).

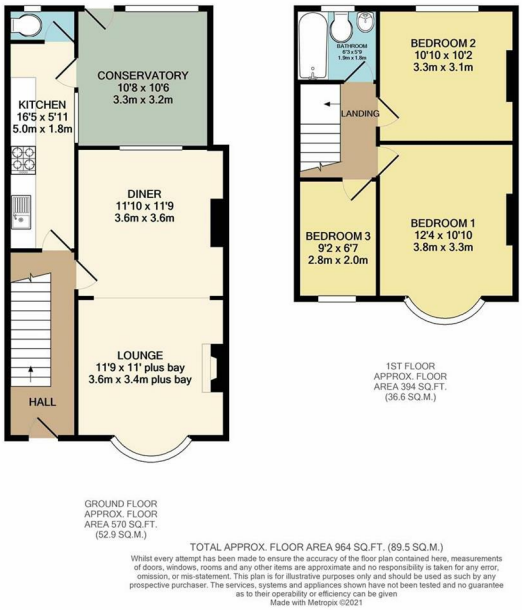
To the front is a hard standing driveway providing off street parking and decorative low wall/hedge boundary.

Agent Note

Parking: off street parking available via a private driveway.
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.
Council tax band A.

Fixtures & Fittings

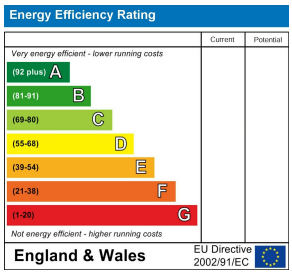
There may be an opportunity for certain fixtures and fittings to be included in the sale, such as the fridge freezer, dishwasher and washing machine. The sellers would be happy to discuss leaving selected items behind, subject to negotiation and an additional agreed cost.





Energy Efficiency Graph

Tenure: Freehold



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 firms employment has the authority to make/give any representation or warranty in respect of the property.

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