

# Whitakers

Estate Agents



## 37 Lascelles Avenue, Withernsea, HU19 2EA

**£159,950**

Set in the coastal town of Withernsea is this Traditional Terraced Home. This lovely property offers a **TURN KEY OPPORTUNITY**, ideal for the first time / young family buyer. Recently updated with neutral deco and newly fitted carpets & flooring throughout. The generously proportioned accommodation includes: A front entrance **PORCH** with a door opening to the welcoming hallway inviting you to view with feature staircase and doors opening to the generously proportioned accommodation. There are **THREE** sizeable first floor Bedrooms and a modern family **BATHROOM**. A light and airy **LOUNGE** with feature fireplace and walk in bay window to the front elevation. There is a modern **KITCHEN** with built in oven, hob and stainless steel extractor hood with ample work surface, ideal for the culinary member of the family. There is a separate **DINING ROOM** with a large picture window, enjoying views over the garden, creating a lovely space for entertaining family & friends. Outside there is an easy to maintain front garden with timber fencing to the boundary. The rear **GARDEN** is mainly laid to lawn with an array of attractive shrubbery, mature trees and timber fencing to boundaries. The **GARAGE** has been boarded out and has power and light providing a tiki bar/ garden room. Timber gate provides access to the rear ten foot with vehicle access / parking space. There is a public walkway taking you into the centre of the town of Withernsea. Location - Withernsea is a popular seaside town on the East coast located approx 19 miles to the east of Hull City Centre. There is a range of local facilities, including well regarded schools, shops and leisure facilities together with a regular bus service into the City of Hull. The property itself is a short distance from the local landmark the white inland lighthouse and the wide promenade and beach.

### Accommodation Comprising

Porch 5'6" x 2'9" (1.70 x 0.85)

A double glazed front entrance porch to the front elevation with an internal door opening to the hallway.

### Hallway



A door opens to the welcoming hallway, inviting you in to view this lovely property. Doors open to the ground floor accommodation and stairs take you up to the first floor. Radiator and attractive herringbone vinyl flooring.

### Ground Floor W.C.



Ground floor W.C with toilet and wash basin.

### Lounge 12'10" x 12'3" (max) (3.93 x 3.75 (max))



A light and airy lounge with feature fireplace and walk in bay window to the front elevation. Radiator and newly fitted carpet.

### Lounge Feature & Fireplace



### Dining Room 11'8" x 11'7" (3.57 x 3.54)



A light and airy dining room with large double glazed picture window enjoying views over the rear garden. Radiator and newly fitted carpet.

**Kitchen 13'6" x 6'1" (4.12 x 1.86)**



The kitchen has a range of modern fitted units to base and walls with complimentary wood block effect work surface and tiled splashbacks. Stainless steel sink with mixer tap and drainer. Space for fridge freezer and plumbed for automatic washing machine. Radiator, vinyl flooring and door to rear porch

**Rear Porch 6'7" x 6'0" (2.03 x 1.83)**

Double glazed rear porch with a door opening to the rear garden.

**Bedroom One 11'2" x 14'9" (max) (3.42 x 4.52 (max))**



A double bedroom with feature walk in bay window , enjoying views of the iconic light house. Radiator, useful storage cupboard and newly fitted carpet.

**Bedroom One View of Light House**



**Bedroom Two 11'9" x 10'4" (3.60 x 3.15 )**



A double bedroom with useful storage cupboard. Double glazed window, radiator and newly fitted carpet.

**Bedroom Three 9'6" x 6'6" (2.9 x 2.0)**



A single bedroom with double glazed window, radiator and newly fitted carpet.

### Bathroom 6'1" x 5'8" (1.86 x 1.74)



A modern bathroom with tiled walls and attractive vinyl flooring. Panelled bath with overhead shower and glazed screen, pedestal wash basin and low level W.C. Double glazed obscure window and chrome towel heater.

### Outside



### Gardens



To the front of the property is a low rise brick wall with wrought iron gated access, an easy to maintain garden with attractive pebbles and magnolia tree, providing an opportunity to have a dropped kerb (subject to planning consent from East Riding of Yorkshire Council) A paved walkway takes you to the front entrance door. The

rear garden is mainly laid to lawn with attractive shrubbery and mature trees to borders. A paved walkway takes you down to the garage/ bar and onto gated access to the rear ten foot.

### Garage



There is a brick built garage to the rear of the garden, boarded out with power and lighting providing a tiki style out building, creating a useful shelter when entertaining outdoors.

### Rear Access



There is a ten foot to the rear of the property providing vehicle access and off road parking if required.

### Walk into Town

The walkway to the rear of the property takes you into Withernsea town centre.

### Tenure

Tenure is Freehold

### Council Tax Band

East Riding of Yorkshire Council Tax Band A

### EPC Rating

EPC Rating

### Additional Services.

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other

services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Agents Notes.

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

#### Free Market Appraisals / Valuations.

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Material Information.

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage / Signal - O2/ Three/ Vodafone and EE all good

Broadband - Basic 17 Mbps / Superfast 80 Mbps / Ultrafast 1800 Mbps

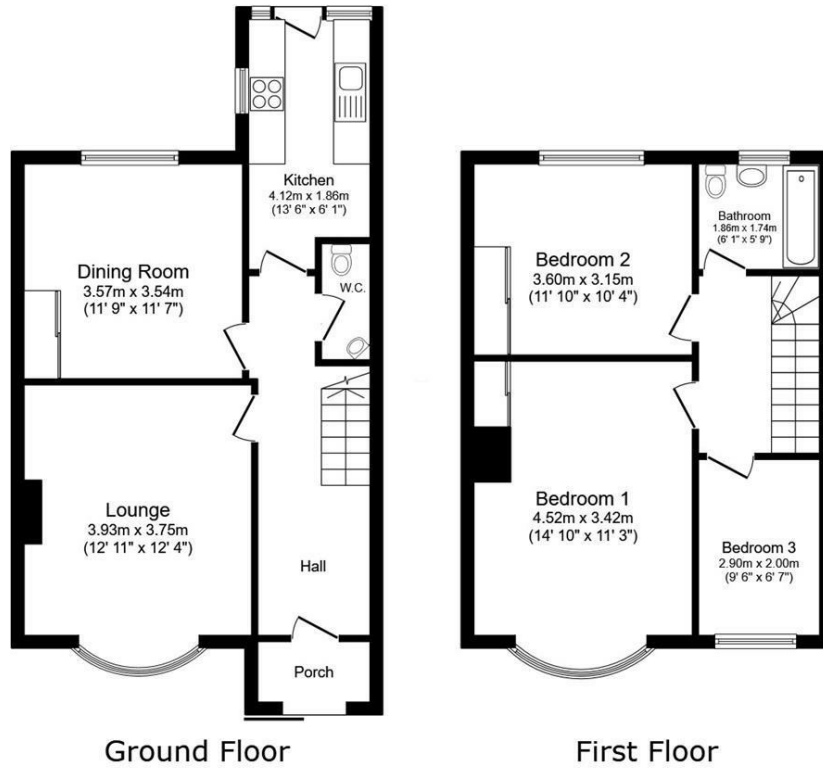
Coastal Erosion - Withernsea

Coalfield or Mining Area - No

#### Whitakers Estate Agent Declaration.

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan



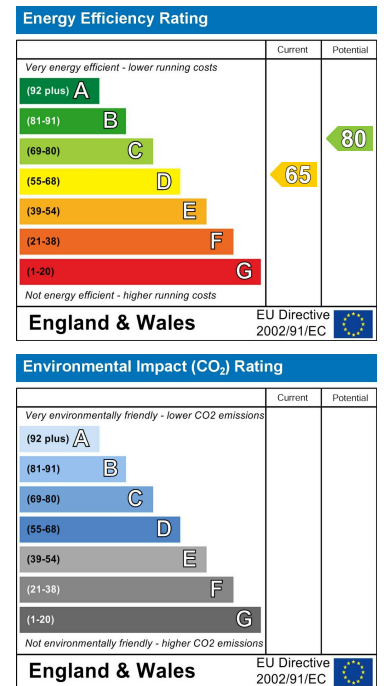
Total floor area: 97.1 sq.m. (1,046 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# Area Map



# Energy Efficiency Graph



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