



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



7 Lee Avenue Drive

£125,000

WITHERNSEA, HU19 2HS



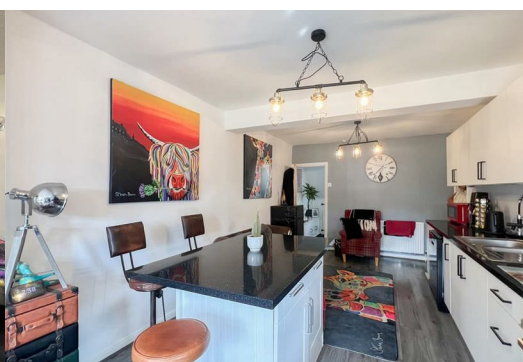
An extended mid-terrace property offering excellent potential as a first-time purchase, family home or addition to a landlord's portfolio.

Situated within a small row of properties between Southcliff Road and Lee Avenue, the property benefits from vehicular access to the rear garage, providing valuable off-street parking, together with a west-facing rear garden.

A particular highlight of the home is the single-storey rear extension, which has created a superb 24ft kitchen/diner. This generous space provides an excellent heart to the home, with plenty of room for both a well-equipped kitchen and a comfortable dining/family area. The property also benefits from uPVC double glazing and gas central heating throughout, as well as a modern ground-floor bathroom.

Three good-sized bedrooms to the first floor, including two double bedrooms and a single bedroom currently used as a home office. The property is conveniently located within a short distance of local amenities including Tesco and the beach, making it an appealing option for both owner-occupiers and investors.

Viewing is highly recommended and is strictly by appointment only.





An attractive and extended three-bedroom mid-terrace home, offering an ideal opportunity for first-time buyers, families or investors. The property boasts a superb 24ft kitchen/diner, modern ground-floor bathroom, two generous double bedrooms and a versatile third bedroom currently used as a home office. Externally, the west-facing rear garden leads to a garage with vehicular access and off-street parking. Ideally positioned close to local amenities, Tesco and the beach. To the rear is a detached garage with up and over garage door and pedestrian door from the garden. Vehicular access is provided via an alleyway leading from Southcliff Road for parking.

Porch

Lounge 13'10" plus bay x 15'8" (4.24 plus bay x 4.8)

Kitchen/Diner 24'10" x 10'5" (7.59 x 3.20)

Lobby 3'9" x 4'10" (1.15 x 1.48)

Bathroom 11'5" x 4'11" (3.50 x 1.5)

Landing

Bedroom One 11'1" into bay x 12'5" inc w/r (3.4 into bay x 3.80 inc w/r)

Bedroom Two 12'2" x 7'6" (3.73 x 2.30)

Bedroom Three 7'10" x 8'2" (2.4 x 2.5)

Garage

Garden

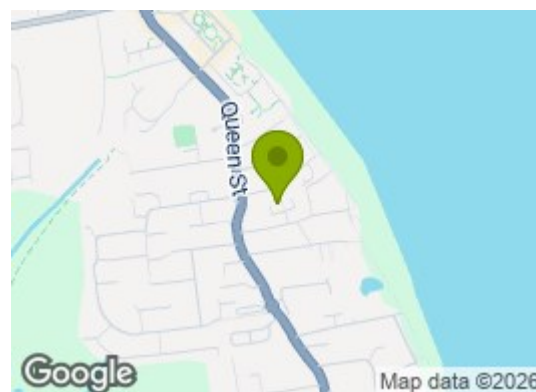
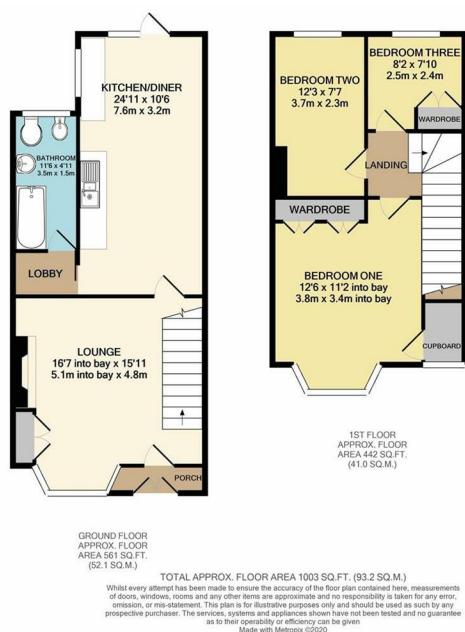
Agent Note

Parking: off street parking is available with this property via garage at rear of the property.

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

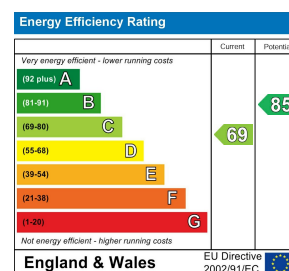
Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers,

predictive speeds and best mobile coverage, please visit Ofcom checker.
Council tax band A.



Energy Efficiency Graph

Tenure: Freehold



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