



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



**28 Lascelles Avenue**

**£165,000**

**Withernsea, HU19 2EB**



Set on the popular Lascelles Avenue this delightful three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. Offered with no onward chain, this property is ready for you to move in and make it your own.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining, as well as three well-proportioned bedrooms, perfect for accommodating family members or guests. The layout is both practical and inviting, making it easy to create a warm and welcoming atmosphere and the high standard of finish throughout ensures that you can enjoy comfortable living from day one.

One of the standout features of this home is the west-facing rear garden, which extends beyond the neighbour's boundary, offering a larger than standard plot size that is laid out into various areas of lawn, mature planting, secluded seating areas and with a greenhouse and sheds for useful storage space. This outdoor space is true delight, ideal for enjoying sunny afternoons, gardening, or simply unwinding in a private and tranquil setting.

Location is key, and this property does not disappoint. A short walk will take you to the town centre, where you can find a variety of amenities, shops, and eateries. Additionally, local schools are within easy reach, making this an ideal spot for families. This property combines space, both inside and out, and a fantastic location, making it a wonderful place to call home. Don't miss the chance to view this property and discover all it has to offer.







The property is set back from the roadside via a laid to lawn front garden with decorative wall and pathway to the front porch, pedestrian access continues beside the house with a gate opening through to the rear. (The seller is in the process of having a dropped kerb installed and will be altering this front garden in order to give the property a driveway for off street parking).

At the rear is a beautiful West facing rear garden, with a brick built shed and a paved patio area adjoining the rear of the house, this leads to a laid to lawn section of garden with raised borders and a pathway that meanders through trellis arbours and archways with a wide variety of well established planted beds, making its way to a secluded gravelled seating area at very end of the garden. Seated within the garden is a large greenhouse, and two useful wooden sheds for storage.

A uPVC porch gives access into the property itself where a hallway has stairs rising and turning to the first floor landing, access leads through to a spacious

living room with central fireplace and continues onto the kitchen that is fitted with a range of wooden fronted units with complementing worktops, glazed double doors providing an open plan layout to the second reception room and a further uPVC porch gives access to the rear garden. To the first floor are two large double bedrooms facing out over the rear garden, a further single bedroom and a modern shower room.

**Porch/Hall**

**Lounge 16'4" x 11'1" (5.0 x 3.40)**

**Kitchen 12'1" x 9'10" (3.70 x 3.00)**

**Dining Room 11'5" x 9'10" (3.50 x 3.00)**

**Rear Porch 3'3" x 3'7" (1.00 x 1.10)**

**Landing**

**Bedroom One 14'1" x 11'3" (4.30 x 3.45)**

**Bedroom Two 14'1" x 9'10" (4.30 x 3.00)**

**Bedroom Three 9'6" x 8'0" (2.90 x 2.45)**

**Bathroom 6'10" x 9'10" (2.10 x 3.00)**

**Garden**

**Agent Note**

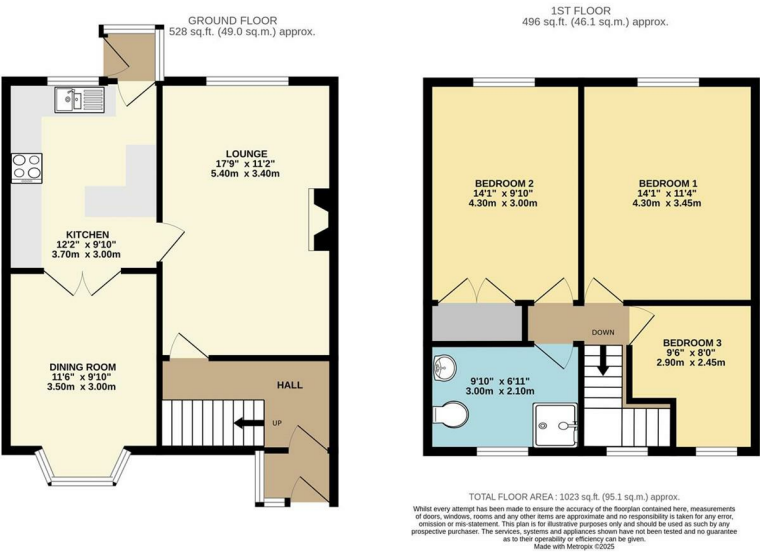
Parking: off street parking is currently un-available with this property at the time of marketing, however the seller has permission to install a dropped kerb and it is their intention to install a dropped kerb, remove the front boundary wall and install off street parking at their expense prior to completion.

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.

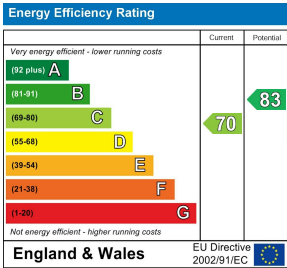
Council tax band B.

The property is connected to mains gas, drainage and electric services.



### Energy Efficiency Graph

**tenure: Freehold**



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