



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 6 Lee Avenue

Withernsea, HU19 2HR

Offers In The Region Of  
£235,000



FIVE BEDROOM DETACHED HOUSE WITH SOUTH FACING GARDEN AND LOTS OF LIVING SPACE!

This impressive three storey detached house offers a vast amount of living space and is well balanced by an equally well proportioned and private garden to the rear. Situated in a popular location, within a short walk of Tesco, the town centre and most especially the beach, which sits just at the end of this road. Having undergone a program of works by the current owners ahead of sale, this delightful home offers the ideal choice for any family looking to put down roots in place with room to grow. With uPVC glazing and gas central heating throughout the property comprises: porch, reception hall, laundry room, open plan lounge diner, fitted kitchen, ground floor shower room and rear conservatory, a central landing gives access to four generously sized bedrooms to first floor, along with the house bathroom and WC, stairs continue to the fifth bedroom on the second floor. Properties of this size very rarely come onto the market so we anticipate a high level of interest so recommend an early viewing to avoid disappointment.







#### Reception Hall 12'9" x 12'1" (3.90 x 3.70)

UPVC double doors lead into an internal porch which in turn leads into a large reception hall, with a useful built-in cloak cupboard, stairs rising to the first floor landing, laminate flooring and access through to both the lounge and laundry room.

#### Laundry Room 12'7" x 8'0" (3.85 x 2.45)

Traditional utility space with fitted base and wall units, plumbing for a washing machine and ample space for further white goods. With A uPVC rear entrance door leading from the rear garden, wall mounted gas combi-boiler and a built-in store/pantry cupboard.

#### Lounge Diner 26'8" excluding bay x 13'5" narrowing to 12'9" (8.15 excluding bay x 4.10 narrowing to 3.90)

An impressive open plan through room that provides plenty of living and dining space, with a uPVC bay window to the front aspect and with further uPVC French doors to the rear. Period focal fireplace with a traditional black mantel piece, granite hearth and a fire insert with tiled cheeks. Traditional cornice to the ceiling and three designer column radiators.

#### Kitchen 16'4" x 8'10" (5.00 x 2.70)

White gloss fitted kitchen units with contrasting black work surfaces and matching splash backs, space for a freestanding range style cooker, stainless steel sink and drainer, plumbing for a dishwasher and space for an American style fridge freezer. Ceiling

spotlights, vinyl flooring, contemporary vertical radiator and two side facing uPVC windows. A small lobby leads through to the conservatory and gives access to the ground floor shower room.

#### Shower Room 8'4" x 4'11" (2.55 x 1.50)

Contemporary ground floor shower room fitted with a large walk-in cubicle with electric shower unit, low level WC with concealed cistern and a basin with cabinet below. Tiled walls, vinyl flooring and a towel radiator.

#### Conservatory 12'1" x 9'6" (3.70 x 2.90)

Of uPVC construction under a pitched roof with laminate flooring and a ceiling fan. French doors open out to the rear garden.

#### Landing

Stairs rise to a central, split-level landing and continue onto the second floor with a traditional spindled balustrade. To the second floor landing is a useful store cupboard.

#### Bathroom 7'2" x 9'0" (2.20 x 2.75)

House bathroom with a separate WC, fitted with a panelled shower bath with mains fed shower unit, glass splash screen and a pedestal wash hand basin. Vinyl flooring, radiator and an obscured glass uPVC window.

#### Bedroom One 13'1" excluding bay x 13'1" (4.00 excluding bay x 4.00)

Spacious main bedroom with a uPVC bay window to the front

aspect with partial sea views to the side, radiator, traditional cornering and picture rail.

#### Bedroom Two 13'1" x 11'9" (4.00 x 3.60)

Second double bedroom with radiator and two uPVC windows, one providing a sea view.

#### Bedroom Three 13'1" x 10'2" (4.00 x 3.10)

Rear facing uPVC window and radiator.

#### Bedroom Four 13'1" x 8'0" (4.00 x 2.45)

Rear facing uPVC window and radiator.

#### Bedroom Five 10'11" x 15'3" (3.35 x 4.65)

Second floor double bedroom that is currently used for storage space but has part sloping ceilings with a velux sky light.

#### Garden

The property occupies a good size plot and has a brick paved driveway to the front of the property for off street parking. A gate leads down the side of the property through to a large garden at the rear, south facing to enjoy the full day sun and not overlooked at the back. Stepping out from the conservatory is a brick paved pathway that wraps around the rear of the house and leading from this is a laid to lawn section of garden with planted borders. To the bottom of the garden is a gravelled seating area with a large wooden storage shed, with further storage space being provided via a brick built shed attached to the rear of the house.



Council Tax band:C

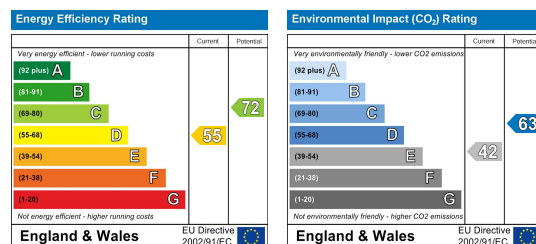
**Directions:** From our office head south on Queen Street, continuing through the traffic lights and Lee Avenue is a side street on the left hand side leading up to the sea front.

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 or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



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