



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



72 Lascelles Avenue

Withernsea, HU19 2EB

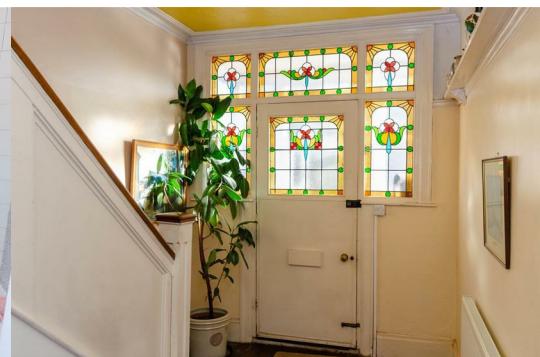
Offers Over £145,000



BEAUTIFUL PERIOD SEMI-DETACHED HOUSE WITH NO CHAIN!

This traditional semi-detached house is packed full of original charm and character, being a great testament to the original design with exposed wooden floors throughout, a pantry cupboard and traditional scullery style utility space. Although traditional in style the property has been updated with uPVC glazing, gas central heating throughout and has recently had a full re-wire. Situated at the end of this no through road, located within a central position within a short stroll of the town centre, sea front and local schools. The property briefly comprises: porch, wide entrance hallway, spacious living room, second reception room to the rear, kitchen with pantry and the rear utility with ground floor WC and walk-in store cupboard, to the first floor is the bathroom with separate WC, two large double bedrooms and a good size third bedroom. Outside the property benefits from a side driveway for off street parking, a detached garage and a fully enclosed West facing rear garden that adjoins the town's allotments for added privacy. Offered to the market with no onward chain and available to view now.





Porch/Entrance Hall

A front entrance porch with uPVC glazed windows and door provides a useful entrance lobby leading into a wide hallway via a hardwood door, with ornate stained glass insert and matching surround. A staircase rises and turns to the first floor landing with a small storage cupboard below along with a space for shoes/coats. With traditional cornice to the ceiling, display shelving and a radiator.

Lounge 13'1" x 15'10" (4.00 x 4.85)

Spacious living room with a large uPVC bay window to the front aspect, low level tiled fireplace, radiator and cornice to the ceiling.

Sitting Room 13'1" x 13'1" (4.00 x 4.00)

Second reception room offering an additional living/dining space, with a rear facing uPVC bay window with glazed door to the rear garden, fireplace with a wooden mantelpiece and tiled surround, radiator and cornice to the ceiling.

Kitchen 9'10" x 10'5" (3.00 x 3.20)

Central kitchen with a side facing uPVC window, stainless steel sink and drainer unit and provisions for a free standing gas cooker. A traditional walk-in pantry cupboard with tiled walls and quarry tiled flooring leads

off the kitchen and has traditional high level cupboards and a side facing uPVC window.

Utility 15'1" x 7'6" max (4.60 x 2.30 max)

Continuing from the kitchen is a scullery style rear entrance lobby that couples as a utility space with traditional quarry tiled flooring, stainless steel sink and drainer unit, plumbing for a washing machine, wall mounted gas combi-boiler, radiator and three uPVC windows and a door to the rear garden. Leading from the utility is a ground floor WC with window and a further walk-in store cupboard also with a window.

Landing

Stairs rise and turn onto a central landing with a side facing uPVC window and a built-in shelved linen cupboard.

Bedroom One 13'5" x 14'9" (4.10 x 4.50)

Spacious double bedroom with a uPVC glazed bay window to the front aspect, traditional built-in alcove wardrobe, cornicing to the ceiling and a radiator.

Bedroom Two 13'1" x 13'1" (4.00 x 4.00)

Second double bedroom with a uPVC window to the rear aspect with open views over the town's allotments and

playing field beyond. With a built-in alcove wardrobe, cornicing to the ceiling and a radiator.

Bedroom Three 8'2" x 7'10" (2.50 x 2.40)

Front facing bedroom with a uPVC window and radiator.

Bathroom 6'6" x 9'6" (2'5" x 6'6" wc) (2.00 x 2.90 (0.75 x 2.00 wc))

House bathroom with separate WC fitted with a white suite comprising of a bath with electric shower and a pedestal basin. With tiled splash backs, heated towel rail, additional radiator, rear facing uPVC window and built-in storage cupboards.

Garden

To the front of the property is a walled garden with a lawn and a side driveway providing off street parking for multiple vehicles and access to the garage. A pedestrian gate opens to a large West facing garden at the rear of the property, majority laid to lawn with a paved pathway that meanders its way to a large greenhouse at the bottom of the garden. Enclosed to all sides by walled boundaries, and with mature shrubs and a brick built tool shed.

Garage

Brick built detached garage under a pitched slate tiled roof with vehicular doors to the front driveway.



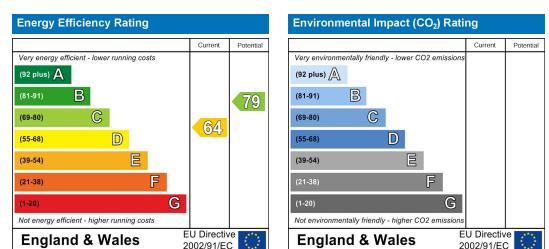
Council Tax band:C

Directions: From our office head South on Queen Street, turning left onto Hull Road and turning left before reaching the Lighthouse onto Lascelles Avenue where this property is towards the end on the right hand.

Area Map



Energy Efficiency Graph



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.

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