



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



**70 Lascelles Avenue**

**£175,000**

**Withernsea, HU19 2EB**



Three bedroom semi-detached house set on a well regarded street in a central position for the town, with local schools, shops and the beach all close by. Offered to the market with no chain involved, this well presented home is ready for a new owner to move straight into and enjoy. The accommodation provides plenty of space for family living, with an open plan lounge diner and a good-sized rear kitchen creating a practical and sociable layout. The three bedrooms are all of good proportions, with two spacious doubles benefiting from fitted wardrobes, while the third bedroom also offers a good level of space. They are served by a modern shower room to the first floor.

Outside, the property benefits from a generous west-facing rear garden, ideal for enjoying the afternoon and evening sunshine. With a large patio, lawned garden, mature borders and useful storage shed, there is plenty of space for both relaxing and family use.

Set towards the end of this no-through road, the property also benefits from a front driveway providing the potential for off street parking (subject to a dropped kerb). With its central location, generous accommodation, open rear outlook and no chain, this is an excellent family home in a convenient position.





The property is approached via a gated driveway providing potential for off street parking (subject to a dropped kerb). A pathway leads to the front entrance door and continues alongside the property, where a further gate provides access into the rear garden.

The rear garden is particularly appealing, with a large patio area immediately adjoining the rear of the property. Steps lead onto a generous lawned section with mature planted borders and a useful storage shed. The garden is enclosed by walled boundaries and backs directly onto the town's playing field, providing an open outlook and avoiding properties immediately overlooking the rear.

The front entrance opens into the hallway, where the staircase rises to the first floor landing with useful storage cupboard beneath.

From the hallway, access leads into the open plan lounge diner. The lounge area features a front-facing bay window providing plenty of natural light, together with a feature fireplace. The dining area continues openly from the lounge and benefits from

French doors opening directly onto the rear patio, creating a pleasant connection between the living space and garden.

From the dining area, access leads into the kitchen, which extends out from the rear of the property and provides a good-sized practical space. The kitchen offers plenty of counter space and incorporates a breakfast bar with seating, together with white-fronted kitchen units, complementary marble-effect worktops and feature splashback tiling. Integrated appliances include a double oven and gas hob, with space also provided for a washing machine. A door opens directly onto the rear patio.

To the first floor, a central landing provides access to all three bedrooms and the shower room. There are two spacious double bedrooms, one positioned to the front and one to the rear, both benefiting from fitted wardrobes providing ample storage. The third bedroom is also a good size.

Completing the first floor is a modern shower room, which is fully tiled. The rear-facing windows enjoy views across the town's football and playing field, further enhancing the open outlook to the rear of the property.

**Lounge 11'9" x 11'2" (3.59m x 3.42m)**

**Dining Room 12'2" x 11'2" (3.72m x 3.41m )**

**Kitchen 20'4" x 6'4" (6.2m x 1.94m)**

**Bedroom 1 11'3" x 9'0" (3.43m x 2.75m)**

**Bedroom 2 12'2" x 9'3" (3.72m x 2.83m)**

**Bedroom 3 8'8" x 7'2" (2.65m x 2.2m)**

**Bathroom 6'1" x 5'6" (1.87m x 1.7m)**

#### Agent Notes

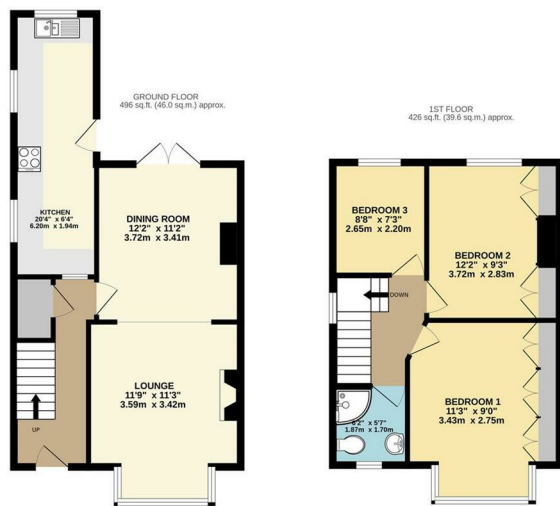
Parking: potential for off street parking (subject to a drop kerb)

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

Property connected to mains water and drainage.

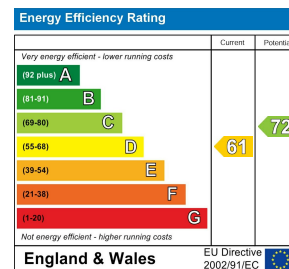


TOTAL FLOOR AREA: 1022 sq. ft. (95.6 sq. m.) approx.  
Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of plots, buildings, contents and any other items are approximate and no responsibility is taken for any inaccuracy or omission. These figures are for guidance only and should not be used as a basis for any financial or other transaction. The figures are for guidance only and should not be used as a basis for any financial or other transaction. The figures are for guidance only and should not be used as a basis for any financial or other transaction.



## Energy Efficiency Graph

**Tenure: Freehold**



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 firm's employment has the authority to make/give any representation or warranty in respect of the property.

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