



# Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 9 Lascelles Avenue

**£175,000**

Withernsea, HU19 2EA



### EXTENDED THREE BEDROOM SEMI WITH LARGE GARAGE!

This newly extended, three bedroom, semi-detached property is situated in a desirable location within close proximity of the local schools and town centre, having recently been extended to the rear with an open plan kitchen diner that has created a spacious and sociable space that is ideal for family living and for entertaining. The property briefly comprises: entrance hall, lounge with log burner, open plan kitchen diner with ground floor WC, three first floor bedrooms and the bathroom, outside the property has a driveway to the front for off street parking and at the rear is a fully enclosed laid to lawn garden leading onto a large garage at the bottom of the garden that has vehicular access via a shared side driveway. With uPVC glazing and gas central heating throughout. Viewing by appointment only, contact our office to arrange your viewing today!





### Entrance Hall

A uPVC front door leads into the hallway with stairs rising to the first floor and a radiator.

### Lounge 12'1" x 11'5" excluding the bay window (3.70 x 3.50 excluding the bay window)

The lounge is situated at the front of the property with a large bay window, radiator, log burner with wooden surround and glazed double doors leading through into the kitchen/ dining area.

### Kitchen/ Diner 28'2" x 18'0" (8.60 x 5.50)

Spacious open plan rear extension fitted with a comprehensive range of oak effect fitted units providing lots of storage and worktop space. With a central dining area with side facing uPVC window that leads through into the kitchen area with a vaulted ceiling with skylights, uPVC window to the side aspect and further uPVC window and door to the rear garden. With provisions for a free standing range style cooker with extraction hood, space/plumbing for a washing machine, room for an American style fridge freezer and under counter appliances. With a 1.5 bowl stainless steel sink with

mixer tap, tiled flooring and incorporated within the room is a ground floor WC with basin.

### Bedroom One 9'10" x 12'5" (3.00 x 3.80)

Double bedroom located at the front of the property with large uPVC bay window and a radiator.

### Bedroom Two 9'10" x 12'1" (3.00 x 3.70)

Second double bedroom with a rear facing uPVC window overlooking the garden and with a radiator.

### Bedroom Three 6'6" x 8'10" (2.00 x 2.70)

Single bedroom with a uPVC window to the rear aspect and a radiator.

### Bathroom 5'6" x 6'2" (1.70 x 1.90)

White three piece bathroom suite comprising of a bath with electric shower, pedestal basin and WC. With tiled splash backs, vinyl flooring and a uPVC window.

### Garden

To the front of the property is a gravelled driveway providing off street parking, shared vehicular access

leads down the side of the property to give access to the garage. Stepping out to the rear of the property is a laid to lawn garden, enclosed by hedged boundaries with a storage shed, pathway to the garage and with two side gates.

### Garage 26'2" x 20'8" max narrowing to 13'1" (8.00 x 6.30 max narrowing to 4.00)

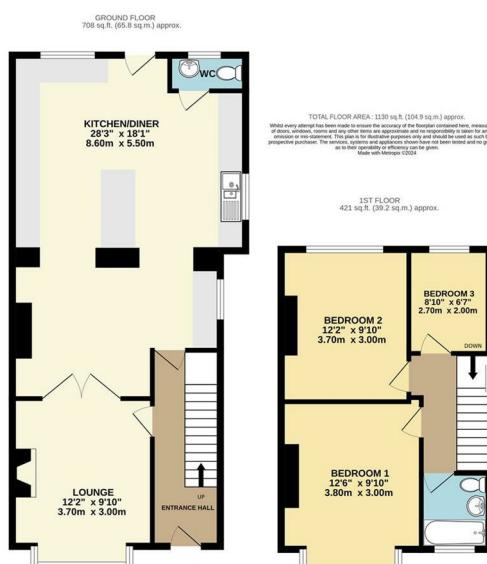
Detached garage under a tiled roof with a personal door from the garden and a vehicular door to the side. With power laid on.

### Agent Note

Parking: off street parking is available with this property.

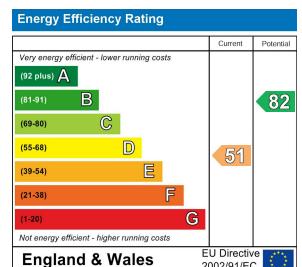
Heating & Hot Water: both are provided by a gas fired boiler.

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.



### Energy Efficiency Graph

#### Tenure: Freehold



Mains gas, electric and drainage are connected, although these have not been tested by the agent.

Council Tax band B

From our office turn right until you get to Hull Road, head towards the lighthouse and make a left turn down Lascelles Avenue. This property is located on the left hand side a few houses from the junction.

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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