

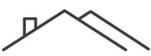


**7 LEE AVENUE DRIVE
WITHERNSEA**

**£125,000
FREEHOLD**

Withernsea is known for its beautiful beaches and friendly community, making it an excellent choice for those who appreciate a tranquil lifestyle by the sea. Local amenities, including shops, schools, and parks, are within easy reach, providing everything you need for everyday living.

This property presents a fantastic opportunity for anyone looking to settle in a picturesque location while enjoying the comforts of a well-designed home. Don't miss the chance to make this lovely house your own.


FRANK HILL & SON
Lettings and Estate Agents
established 1924



With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests. The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The layout of the property is practical, allowing for a seamless flow between rooms, making it a wonderful place to call home.

Porch

Small porch leading from front garden into the lounge

Lounge

15'10" x 16'6" (into bay) (4.835 x 5.047 (into bay))

Good-sized lounge with bay window to the front of the property. Stairs leading to first floor and door leading to kitchen/diner.

Kitchen/diner

25'7" x 9'8" (7.807 x 2.960)

White fitted kitchen with island/breakfast bar. Doors leading to utility/bathroom and double patio doors to garden

Utility

4'8" x 4'11" (1.436 x 1.499)

Small utility area ideal for storage

Bathroom

10'11" x 4'9" (3.346 x 1.468)

Fitted bathroom comprising bath, overhead shower, toilet and sink

Bedroom

12'5" x 12'10" (into bay) (3.807 x 3.92 (into bay))

Large double bedroom with bay window overlooking front of property. In-built cupboard ideal for storage

Bedroom

7'6" x 12'1" (2.307 x 3.697)

Small double bedroom with window to rear of the property

Bedroom

7'11" x 8'1" (2.434 x 2.481)

Single bedroom with carpeted floor. Window overlooking back garden

Garden

Grassed garden with plum and pear trees. Up and over garage accessed via Southcliffe Road, which allows off-road parking

Additional Information

TENURE

Freehold with Vacant Possession on Completion

PLANNING

All Intending Purchasers must satisfy themselves as to any Planning Requirements from the Local Authority, in the East Riding of Yorkshire Council.

ENERGY PERFORMANCE CERTIFICATE

EPC rating - C

AGENTS NOTES

On the 26th June 2017 the Fourth Money Laundering Directive came into effect. As a Consequence of this New Legislation the Vendors Agents will need to undertake Due Diligence checks on Potential Purchasers prior to an offer being accepted. Please contact the Agents for Further information. Money laundering 2003 & Immigration Act 2014 Intending Purchasers will be asked to produce Identification Documentation.



SERVICES

Mains Water, Electricity, Gas and Drainage. Please note we have not tested the services or any of the equipment or appliances in this property, therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MISDESCRIPTIONS/MEASUREMENTS

The measurements used in these Particulars are for Guidance Only. The Equipment is susceptible to variations caused by such things as temperature, variations of or -5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

VIEWING- STRICTLY BY APPOINTMENT ONLY WITH THE AGENT

ADDITIONAL INFORMATION

Frank Hill & Son for themselves and for the vendors of the property or articles out in these particulars, give notice that

- These particulars are intended to give a fair and accurate general outline for the guidance of intending purchasers but do not constitute, not constitute any part of an offer or contract
- All statements contained in these particulars as to the property or articles are made without responsibility on the part of Messers Frank Hill & Son or the vendors
- None of the statements contained in these particulars as to the property or articles are to be relied upon as statements or representations of fact. Intending purchasers should make their own independent enquiries regarding past or present use of the property, necessary permission for use and occupation, potential uses and any other matters affecting the property prior to purchase.

- Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- No responsibility can be accepted for any costs or expenses incurred by intending purchasers in inspecting the property, making further enquiries or submitting offers for the property.
- The vendor does not make or give and neither Messers Frank Hill & Son nor any person in their employment has any authority to make or give, any representations or warranty whatever in relation to this property
- Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure.



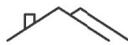


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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