



1 LEE AVENUE DRIVE WITHERNSEA

£125,000
FREEHOLD

Nestled on the charming Lee Avenue Drive in Withernsea, this delightful end-terrace house presents an excellent opportunity for first-time buyers or those seeking a cosy family home. Recently refurbished, the property boasts a fresh and modern interior, making it ready for you to move in and make it your own.

This home is ideally situated in a friendly neighbourhood, close to local amenities and the beautiful coastline that Withernsea is known for. Whether you are looking to start your journey on the property ladder or seeking a peaceful retreat, this end-terrace house on Lee Avenue Drive is a fantastic choice. Don't miss the chance to view this lovely home and envision your future here.


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Lettings and Estate Agents
established 1924



The house features three well-proportioned bedrooms, providing ample space for a growing family or guests. The single reception room is inviting and serves as a perfect space for relaxation or entertaining friends and family. The bathroom is conveniently located, ensuring comfort and practicality for everyday living.

One of the standout features of this property is the recent modernisation, with new carpets, fresh paint, fitted blinds, TV aerials throughout, and the added bonus of new kitchen and bathrooms. Additionally, the off-road parking ensures that you will never have to worry about finding a space for your vehicle.

Porch

Interior porch leading to hallway

Lounge

12'7" x 16'4" (3.84 x 5.00)

Large lounge with fireplace, and large bay window

Kitchen/Diner

15'10" x 16'4" (4.85 x 5.00)

Large modernised kitchen diner with fitted kitchen and integrated dishwasher/fridge freezer. Under-stairs pantry

Bathroom

4'11" x 10'2" (1.5 x 3.1)

Fitted bathroom including full height cupboard, bath, toilet and basin

Utility

9'4" x 3'11" (2.85 x 1.2)

Utility with worksurfaces and plumbing for washer and dryer

Bedroom one

12'5" x 11'3" (3.8 x 3.45)

Main bedroom with bay window to the front. En-suite comprising toilet and basin

Bedroom two

7'9" x 11'11" (2.37 x 3.65)

Second bedroom with window overlooking back garden

Bedroom 3

7'9" x 8'0" (2.37 x 2.44)

Bedroom with window overlooking back garden.

Outside

Large rear garden, partially grassed/concrete currently. In need of fencing to the rear. Bricked front driveway which offers off-road parking and access to garage which runs from the front to the back of the property

Additional Information

COUNCIL TAX/BUSINESS RATES

Band - A

ENERGY PERFORMANCE CERTIFICATE

EPC rating - C

SERVICES

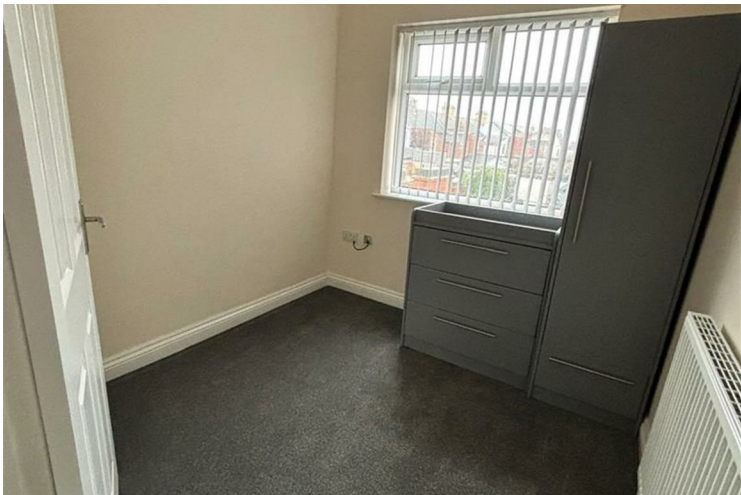
Mains gas, water, electricity and drainage

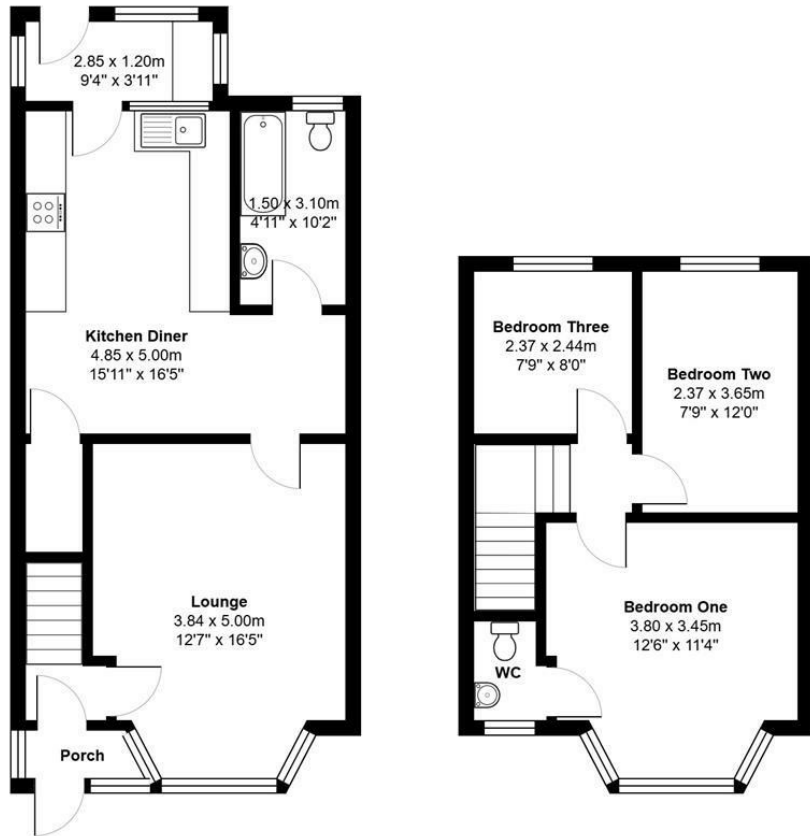
MISDESCRIPTIONS/MEASUREMENTS

The measurements used in these Particulars are for guidance only. The equipment is susceptible to variations caused by factors such as temperature; variations of +/- 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







Total Area: 87.9 m² ... 946 ft²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(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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