

Whitakers

Estate Agents



8 Lamorna Avenue, Hull, HU8 8HR

Asking Price £136,950

SIMPLY REQUIRES VIEWING IN ORDER TO APPRECIATE

Situated in this much sought after area to the east of the city, this double storey extended and much improved traditional style terrace house represents an ideal family home. The accommodation briefly comprises lounge, fitted kitchen through to a day room and a utility room to the ground floor and three bedrooms of good proportion, a bathroom with a corner "spa" bath and a separate shower room to the first floor. There is also a fixed staircase to a loft area which lends itself to a number of uses. With a garden to the front and the rear garden representing an excellent entertainment area, there is vehicular access to via the rear of the property which leads to a brick built garage which has an electricity supply. Combining the traditional with the contemporary, there are solid fuel burners, gas central heating to radiators, air conditioning units and double glazing and with security in mind there is a CCTV system installed. Deceptively spacious from its kerb side appearance, only an internal inspection will suffice in order to satisfy your curiosity and early appointments are advised to avoid missing a fabulous opportunity.

****No Chain****

Storm porch

Entrance Hall

With staircase off.

Lounge 12'5" x 11'9" (3.80 x 3.60)



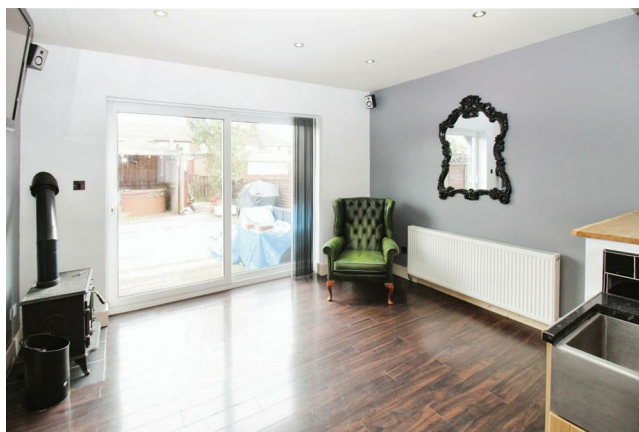
Plus an angled bay window to the front aspect. Attractive laminate flooring, radiator, air conditioning unit, useful under stairs storage cupboard and there is a solid fuel burner contained within the fireplace

Kitchen 9'6" x 8'8" (2.90 x 2.65)



A range of fitted floor and wall units with contrasting preparation surfaces having a "Belfast" style stainless steel sink unit and drainer with telescopic mixer tap. Partially tiled walls, laminate flooring, spotlights to the ceiling and plumbed for a dishwasher. Opens to;

Day Room 15'1" x 10'7" (4.60 x 3.25)



Typical of modern day living, the laminate flooring continues, there is a radiator, a solid fuel burner and patio doors allow plenty of natural light and access to the rear garden.

Utility Room 8'8" x 5'6" (2.65 x 1.70)

Fitted floor units with a stainless steel sink unit, plumbing for an automatic washing machine, laminate flooring, a heated towel rail and a WC.

Bedroom One 12'5" x 8'8" (3.80 x 2.65)



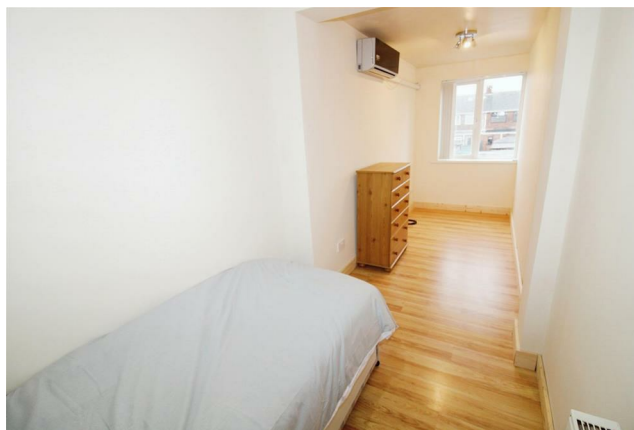
Angled bay window to the front aspect, a radiator and there are deep fitted wardrobes with mirror fronted sliding doors.

Bedroom Two 14'0" x 7'3" and 4'11" x 2'11" (4.27m x 2.21m and 1.50m x 0.90)



"L" shaped with a window to the rear aspect, laminate flooring, a radiator and an air conditioning unit.

Bedroom Three 19'4" x 6'0" (5.90 x 1.85)



Window to the rear aspect, laminate flooring, a radiator and an air conditioning unit.

Bathroom



A white suite to comprise a panelled corner "spa" bath, contemporary wash hand basin within a vanity unit and a low level wc Half tiled walls and a radiator.

Shower Room



A plumbed shower unit within an independent wall to wall enclosure, Tiled walls and contemporary style tall radiator.

Loft Area 15'1" x 9'2" (4.62 x 2.80)



Accessible from the landing via a fixed staircase and having a "Velux" style window allowing plenty of natural light and lending itself to a number of uses, given the relevant planning permissions

Gardens



There is a small enclosed front garden laid to artificial lawn and to the rear is a garden which is of good proportion, is laid mainly to decking area with a pergola and represents an excellent entertainment area.

Garage

Accessible via the rear of the property, brick built and having an electricity supply.

Tenure

This property is Freehold

Council Tax

Hull City Council - Band A

Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information:

Construction - Brick and tile

Conservation Area - No

Flood Risk - Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - BT, Sky

Coastal Erosion - Not applicable

Coalfield or Mining Area - Not applicable

Planning - Planning applications have been previously made on properties within the vicinity

Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

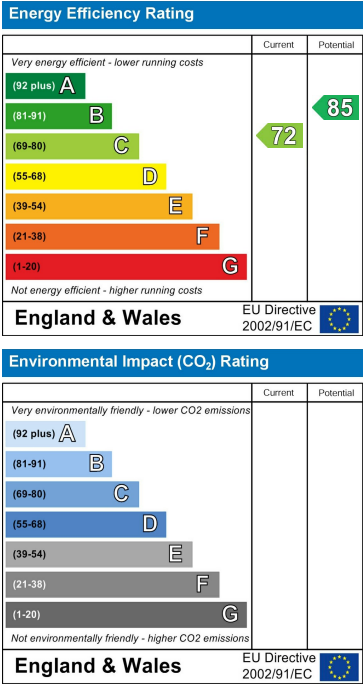


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.