

# Whitakers

Estate Agents



**30 Lee Street, Hull, HU8 8NH**

**Price Guide £105,000**

Whitakers are pleased to offer this spacious 3 bedroomed Family Home to the market, being sold with NO ONWARD CHAIN!

Situated in a popular residential area, conveniently located for the shops and amenities of Holderness Road as well as being within walking distance of East Park and its range of leisure facilities together with excellent transport links around the City, this represents an outstanding opportunity for the discerning buyer to put their own stamp on a well proportioned family home in a sought after location!

Being ideal for First Time Buyers, Families and Investors alike, the accommodation briefly comprises; Entrance Hallway, Through Lounge/Dining Room, Kitchen, Rear Lobby and Bathroom to the ground floor whilst there are 3 generously sized bedrooms to the first floor.

Also benefitting from a private rear garden, gas central heating and majority UPVC double glazing, early viewing is recommended!

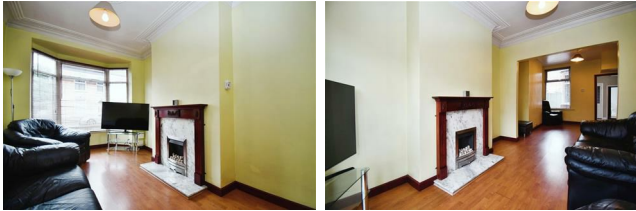
## The Accommodation Comprises

### Entrance Hallway



Recessed porch leading to Front Entrance door into hallway with laminate flooring and central heating radiator.

### Lounge 13'7 x 9'4 (4.14m x 2.84m)



With UPVC window to front aspect, laminate flooring, feature fireplace with inset living flame gas fire and central heating radiator. Opens through into....

### Dining Room 12'4 x 9'8 (3.76m x 2.95m)



With UPVC window to rear aspect, laminate flooring, central heating radiator and under stair cupboard.

### Kitchen 11'6 x 9'11 max (3.51m x 3.02m max)



With fitted wall and base units, contrasting work surfaces and tiled splash backs. Stainless steel sink, plumbing for automatic washing machine and space for free standing gas cooking appliance. UPVC window to side aspect, door to rear lobby and external door to rear covered porch.

### Rear Lobby

Door from kitchen into rear lobby with vinyl tiled flooring and window to exterior and door to.....

### Bathroom 8'6 x 7'2 (2.59m x 2.18m)



Comprising panel bath with mains shower over and fitted shower scree, low flush wc and pedestal hand wash basin. Built in storage cupboard housing combi boiler, vinyl tiled flooring and UPVC window to side aspect.

### First Floor Landing



Stairs from Entrance Hallway to First Floor Landing with carpeted flooring and loft access hatch.

### Bedroom One 11'6 x 14'6 (3.51m x 4.42m)



With two UPVC windows to front aspect, carpeted flooring, central heating radiator and built-in cupboard.

### Bedroom Two 12'4 x 9'4 (3.76m x 2.84m)



With UPVC window to rear aspect, carpeted flooring and central heating radiator.

### Bedroom Three 11'6 x 7'7 (3.51m x 2.31m)



With UPVC window to rear aspect, carpeted flooring and central heating radiator.

### Outside



To the front of the property is a walled courtyard together with shared passageway leading to the rear of the property where gate access leads to the rear garden laid mainly to lawn, storage shed and fencing to perimeter.

### Tenure

The property is Freehold

### Council Tax

Council Tax band A

### EPC

EPC rating D

### 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/Tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Standard 18 Mbps 1 Mbps

Ultrafast 1000 Mbps 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - Non specific to the property

### Whitakers Estate Agent Declaration:

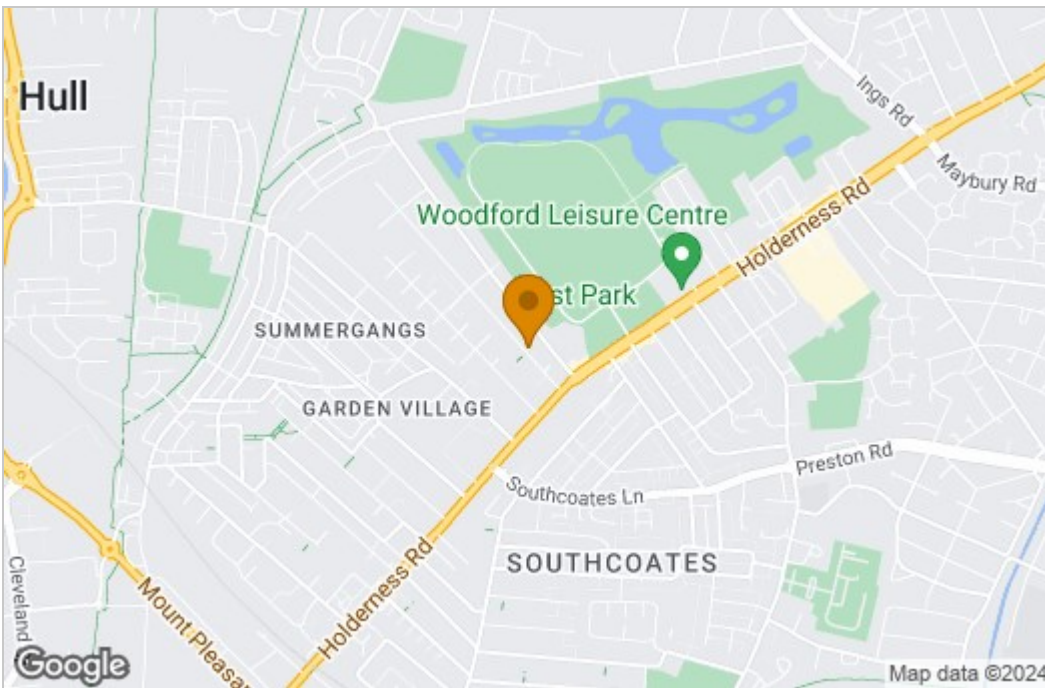
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# Floor Plan

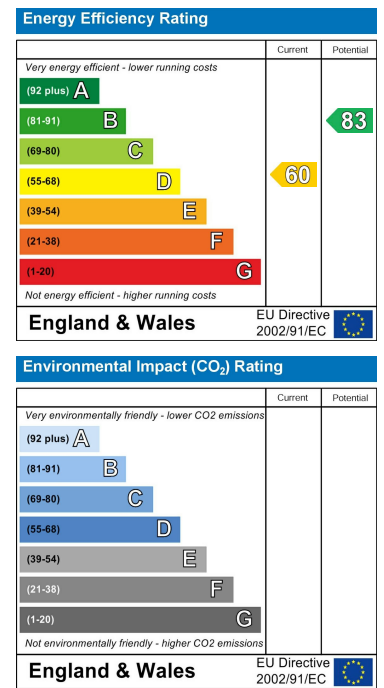


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

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