

Whitakers

Estate Agents



31 Lodge Street

, Hull, HU9 3EL

Guide price £200,000



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Description

Stunning! Immaculate! Extended family home!

This spacious home would be ideal for the growing family! Extended to the rear to offer a fabulous, spacious open plan kitchen/dining, wc and the house has two huge reception rooms, the lounge with log burner in situ!

This home has been in the same family for many years, updated, maintained to a high standard throughout!

Double garage to the rear, front and rear gardens, and situated in this sought after residential area with sought after schools near by, local amenities, local transport, & East Park!

We strongly advise early viewing to appreciate the accommodation on offer!

Briefly- Spacious hall, lounge, dining room, open plan kitchen/dining, rear porch, wc and to the 1st floor are three spacious bedrooms and the family bathroom!

DO NOT MISS OUT!

Entrance

Via uPVC double glazed French doors to the porch area.

Hall

Spacious, the hall has neutral décor, radiator and stairs to the 1st floor, under stairs storage and carpet flooring.

Lounge

15'4" x 15'10" (4.694 x 4.844)

Wow, beautifully presented the lounge is spacious, with uPVC double glazed bay window to the front aspect, radiator, carpet flooring and focal fireplace with inset log burner in situ.

Dining Room

16'0" x 13'4" (4.885 x 4.071)

The dining room has a radiator, fresh décor, carpet flooring and glazed window to the side aspect.

Open plan kitchen/dining

21'7" x 24'3" (6.581 x 7.41)

Wow, spacious, the kitchen has a range of base and wall units with contrasting wood effect work surfaces, tile splash backs, and sink/drainers with mixer tap, a built in NEFF double oven, integral microwave oven, NEFF four ring gas hob with extractor and integral fridge freezer, dishwasher and freezer, space and plumbing for an automatic washing machine, dryer and a uPVC double glazed window to the rear and side aspects,, laminated tiled flooring and radiator. Ample seating with breakfast bar for dining.

Rear Porch

The rear porch has a tiled floor and uPVC double glazed door leading out to the rear garden, and radiator.

Cloakroom/Wc

7'9" x 4'1" (2.366 x 1.264)

With low level wc and vanity wash hand basin, tiled floor and radiator and uPVC double glazed window to the rear aspect.

Stairs to the 1st floor landing

With uPVC double glazed window to the side aspect, loft access with fixed ladder and radiator.

Bedroom One

15'0" x 12'7" (4.575 x 3.836)

Spacious, the beautifully presented bedroom has a range of furniture offering ample storage, a radiator and carpet flooring, a uPVC double glazed bay window the front aspect.

Bedroom Two

14'2" x 14'11" (4.342 x 4.571)

Another very spacious bedroom, with fresh, modern décor, new carpet flooring and radiator, ample storage with fitted furniture and uPVC double glazed window to the rear aspect.

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Bedroom Three

9'0" x 7'9" (2.753 x 2.378)

The third bedroom has a uPVC double glazed window to the front aspect, radiator, beautiful décor, carpet flooring and fitted furniture for storage.

Bathroom

8'0" x 7'0" (2.440 x 2.139)

The family bathroom has a white suite with panel bath with electric shower, a low level wc and pedestal wash hand basin, tiled walls, radiator and uPVC double glazed window to the rear aspect.

Gardens

To the front of the house there is a low maintenance garden with low level brick wall and wrought iron fence and gate.

To the rear of the house there is a sunny generous garden with low maintenance astro lawn and paved areas for seating, the garden has high level brick wall boundaries and access to the two garages/workshop area.

The garages have remote electric up/over doors and power and lighting.

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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.

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.

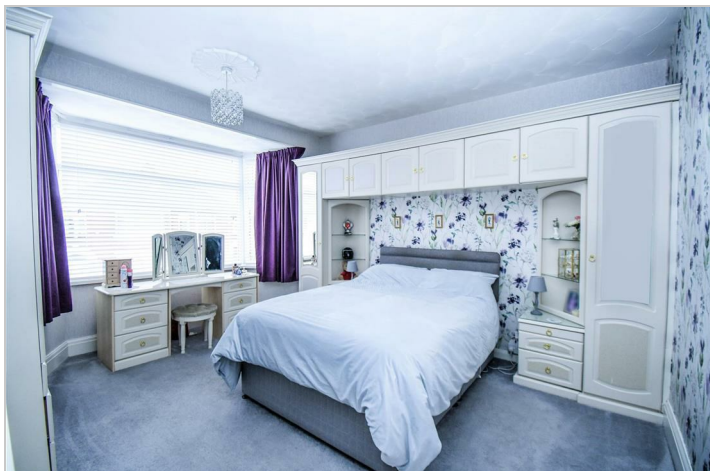
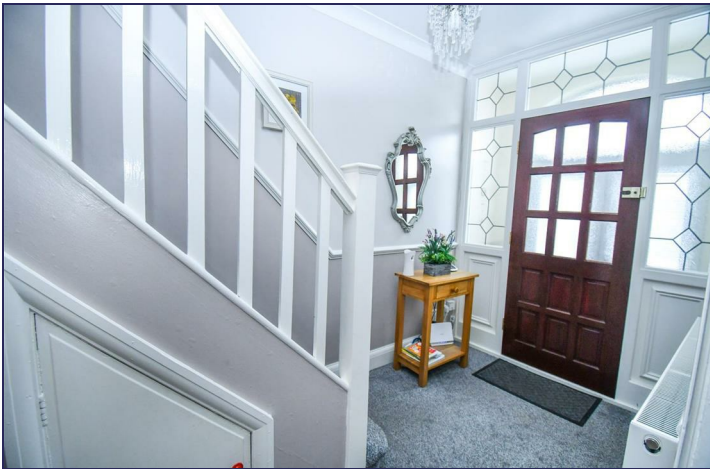
Council Tax

Band B

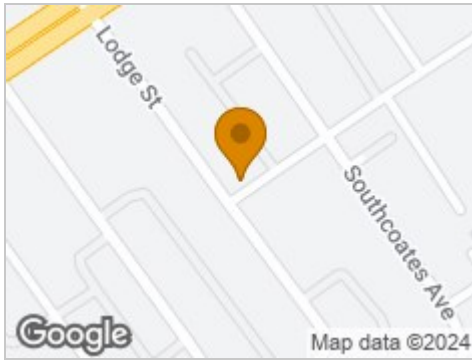
The local authority is Hull City Council

Tenure

Freehold



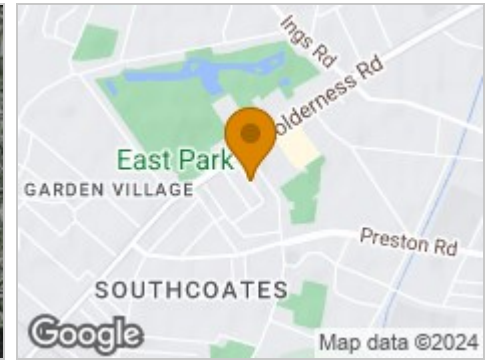
Road Map



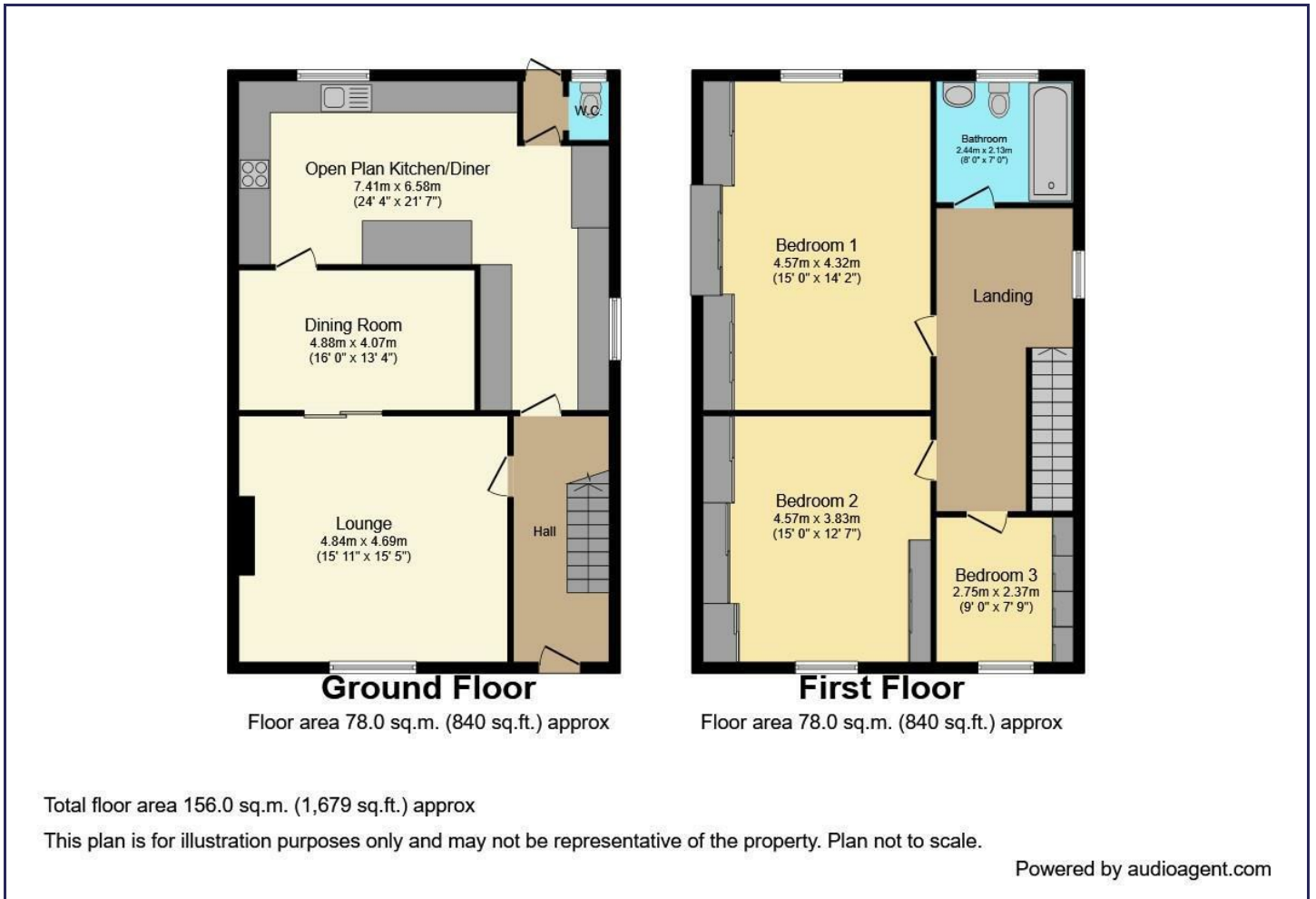
Hybrid Map



Terrain Map



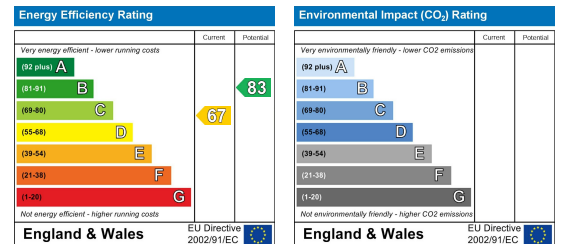
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - East Hull Office Office on 01482 790970 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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