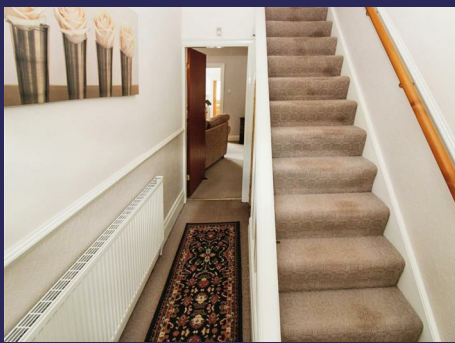


# Whitakers

Estate Agents



## 14 Lake Drive, Hull, HU8 9AU

**Offers Around £145,000**

Within a stroll to all of the fabulous amenities that Holderness Road has to offer with its array of shopping facilities, the Woodford leisure centre and, of course, the beautiful East Park, this traditional style mid terrace property represents an excellent opportunity for the growing family.

The accommodation briefly comprises reception hall, lounge and dining room, fitted kitchen, utility room and ground floor wc and three bedrooms and a shower room to the first floor. Having gas central heating to radiators and double glazing, the property is set within attractive gardens to the front and rear and offers off street parking with access to a garage via the rear with attached workshop.

With sought after educational choices available in the area, viewing is highly recommended and appointments for internal inspection are encouraged.



### Reception Hall



With staircase off and radiator

Lounge 13'9" x 11'5" (4.20 x 3.50)



Round bay window to the front aspect, radiator and sliding doors giving access to :

Dining Room 17'6" x 11'7" (5.35 x 3.55)



Window to the rear aspect, Adam style fire surround with marble effect back and hearth incorporating an inset coal effect gas fire and radiator.

### Kitchen 10'4" x 9'6" (max) (3.15 x 2.92 (max))



A range of fitted floor and wall units having rolled edge laminated preparation surfaces with an inset one and a half bowl sink unit with mixer tap. Window to the side aspect, radiator and integrated appliances include gas oven and hob. Plumbing for washing machine.

### Utility Room



Fitted floor unit with preparation surface, window to the rear aspect and access to the rear garden.

### WC

With a modern style low level unit. Extractor and radiator.

### Landing

Giving access to :

### Bedroom One 13'9" x 11'5" (4.20 x 3.50)



A round bay window to the front aspect, fitted wardrobes, dressing table unit with under cupboards and radiator.

### Bedroom Two 11'7" x 9'6" (3.55 x 2.91)



Window to the rear aspect, fitted wardrobes and overhead cupboards and radiator.

### Bedroom Three 8'10" x 7'8" (2.70 x 2.35)



Window to the rear aspect and radiator.

### Shower Room



An electric shower unit within an independent double enclosure, contemporary style wash hand basin and low level WC. Partially wet boarded walls, radiator and spotlights to the ceiling

### Gardens



To the front of the property is a garden which has Resin pathways and is laid with decorative aggregates. To the rear is an established garden laid mainly to lawn with well stocked flower beds.

### Garage and Workshop

Accessible via a tenfoot to the rear of the property is a single garage with a door giving access to the rear garden. Attached to the garage is a workshop with electricity supplied.

### Council

Hull City Council - Band B

### Tenure

This property is freehold

### 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 - not applicable

Flood Risk - Low

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

Broadband - Basic 19 Mbps and Ultrafast 1000 Mbps

Coastal Erosion - not applicable

Coalfield or Mining Area - Not applicable

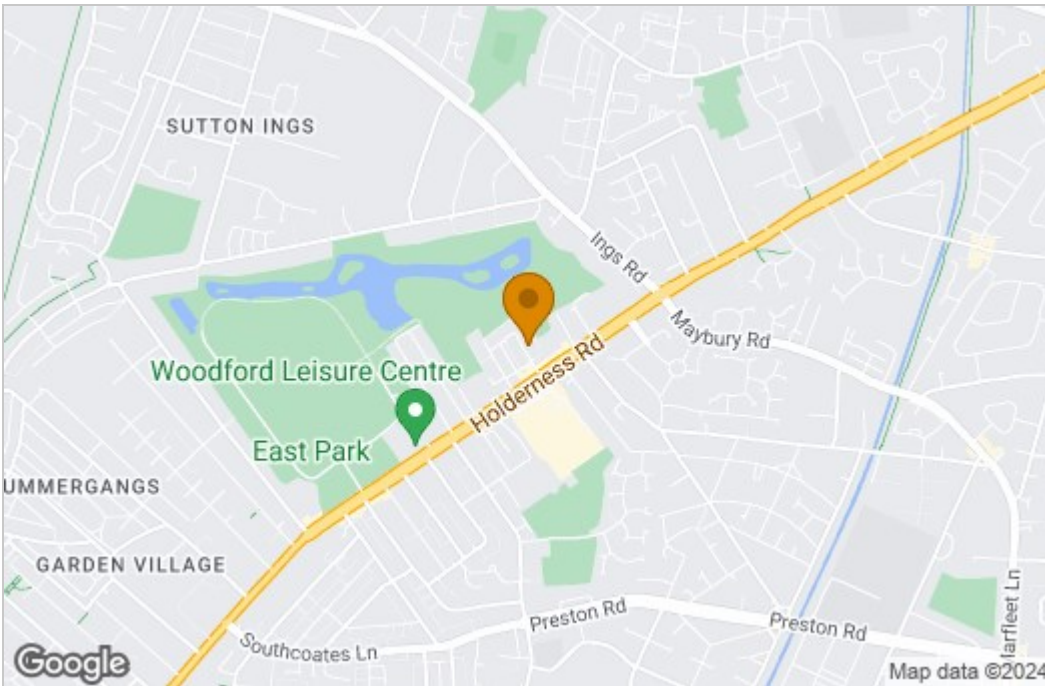
Planning - There has been planning applications within the vicinity, not adjacent to this property

# Floor Plan

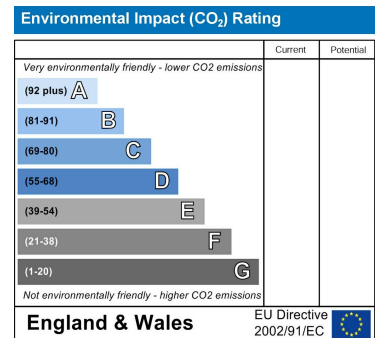
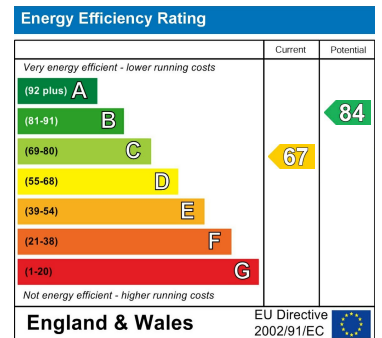


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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