

Whitakers

Estate Agents



151 Lee Street, Hull, HU8 8NW

Offers Around £165,000

This Immaculately presented 3 bedroomed home is available to purchase with NO ONWARD CHAIN!

Having been much improved by the current owner, the property is ideally placed for local schools as well as the range of retail and leisure facilities of Holderness Road and nearby East Park and offers outstanding family accommodation in a popular and sought after area.

Occupying an enviable plot with gated off road parking and detached garage, the property briefly comprises; entrance hallway, through lounge/dining room, stunning contemporary fitted kitchen and modern family bathroom to the ground floor whilst to the first floor there are 3 bedrooms, the master having the benefit of an en-suite shower room.

Also benefitting from a gated side driveway, detached garage and enclosed rear garden together with uPVC glazing and central heating, internal viewing is recommended!

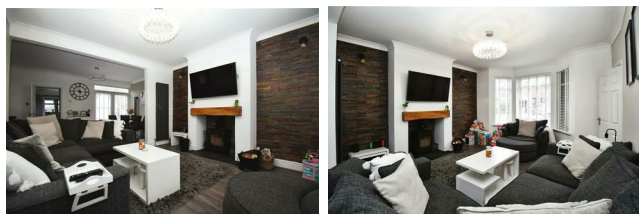
The Accommodation Comprises

Entrance Hallway



uPVC door with side window into entrance hallway with laminate flooring, central heating radiator and stairs to first floor.

Lounge 13'9 x 12'8 (4.19m x 3.86m)



With uPVC bay window to front aspect and laminate flooring, feature fireplace with log burner, split tiled walls and tower radiator. Opens through into.....

Dining Room 9'10 x 15'10 (3.00m x 4.83m)



Continuation of laminate flooring, twin tower radiators, uPVC French doors to rear garden and under stair storage cupboard.

Kitchen 13'11 x 7'7 (4.24m x 2.31m)



Stunning kitchen fitted with a range of contemporary wall and base units, contrasting work surfaces and splash backs. 5 burner gas hob with extractor over and mid level double oven. One and a half bowl composite sink with mixer taps over, plumbing for under counter

washing machine and drier and space for American fridge freezer. Tiled walls and flooring, uPVC side window and door into rear garden.

Bathroom 6'10 x 7'6 (2.08m x 2.29m)



Modern luxurious bathroom suite comprising shaped bath with dual head mains shower and fitted glazed shower screen, low flush wc and vanity sink unit. Chrome ladder style heated towel rail, fully tiled walls and flooring and uPVC window to rear aspect.

First Floor Landing

Stairs from entrance hallway to first floor landing with carpeted flooring and loft access hatch.

Bedroom One 10'1 x 12' (3.07m x 3.66m)

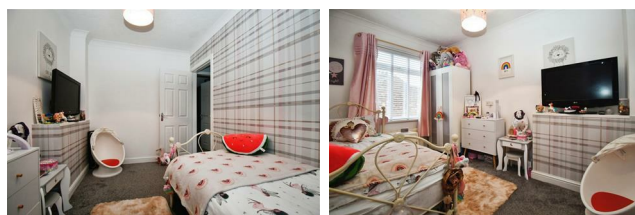


uPVC front bay window, carpeted flooring and central heating radiator, door leading to.....

En-suite shower room

Comprising shower cubicle, low flush wc and central heating radiator with wall tiling and plumbing for hand wash basin.

Bedroom Two 11'9 x 7'9 (3.58m x 2.36m)



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

Bedroom Three 8'8 x 7'9 (2.64m x 2.36m)



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

Outside



To the front of the property is a walled courtyard garden with wrought iron gates to the side driveway providing off road parking. Gate access leads to the rear garden with further driveway leading to the detached garage, paved and decked patio areas and lawn with walls and fencing to perimeters.

Garage

With up and over door and electric supply.

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, Vodafone, Three, O2

Broadband - Ultrafast 1000 Mbps,

Coastal Erosion - n/a

Coalfield or Mining Area - no

Planning - None

Whitakers Estate Agent Declaration:

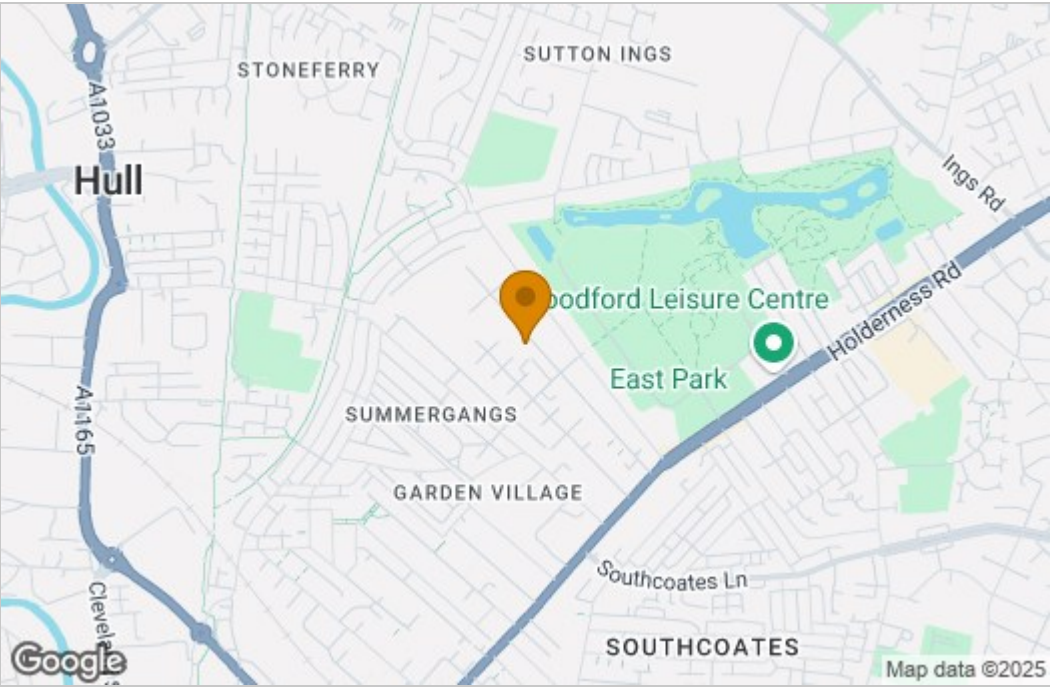
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Floor Plan

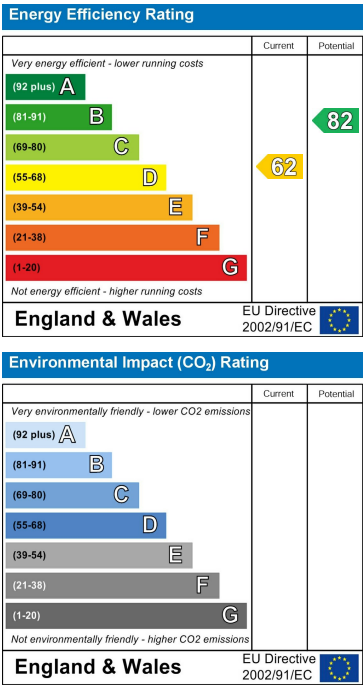


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.