

Whitakers

Estate Agents



92 Laburnum Avenue, Hull, HU8 8PA

Asking Price £240,000

This spacious 3 bedroom semi detached character property is available to purchase with NO ONWARD CHAIN!

Situated in the heart of ever popular and sought after Garden Village, close to local shops, amenities and highly regarded local primary and secondary schools, this well proportioned family home maintains many of the character features which make this style of property so appealing!

In need of some updating and modernisation, this nonetheless represents an outstanding opportunity to truly put your own stamp on a spacious and desirable family home in a most sought after area!

Briefly comprising; front porch into spacious entrance hallway, lounge, dining room, kitchen with larder, utility room and downstairs shower room to the ground floor whilst to the first floor there are 3 double bedrooms and a family bathroom.

Also benefitting from a spacious rear garden and off road parking to the front and side together with gas central heating and partial uPVC glazing, early viewing is recommended!

The Accommodation Comprises

Front Porch

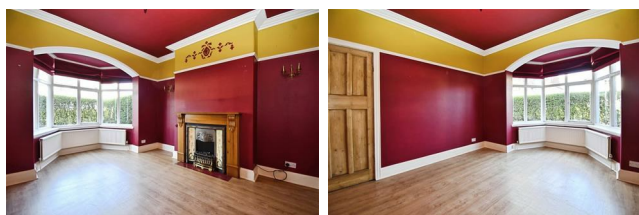
uPVC entrance door into enclosed porch with uPVC side window and hardwood door into...

Entrance Hallway



Spacious hallway with tiled flooring, windows to front and side aspect, central heating radiator, under stair cupboard and stairs to first floor.

Lounge 15'8 x 12'1 (4.78m x 3.68m)



With bay window to front aspect, laminate flooring, central heating radiator and fireplace with inset electric fire, picture rail and ceiling rose.

Dining Room 15' x 12'2 (4.57m x 3.71m)



Hardwood flooring, open fireplace with tiled hearth, central heating radiator, picture rail, ceiling rose and uPVC French doors into rear garden.

Kitchen 11'6 x 12' (3.51m x 3.66m)



Fitted shaker style wall and base units with complementary work surface and tiled splash-backs. 5 ring gas hob with extractor over and mid

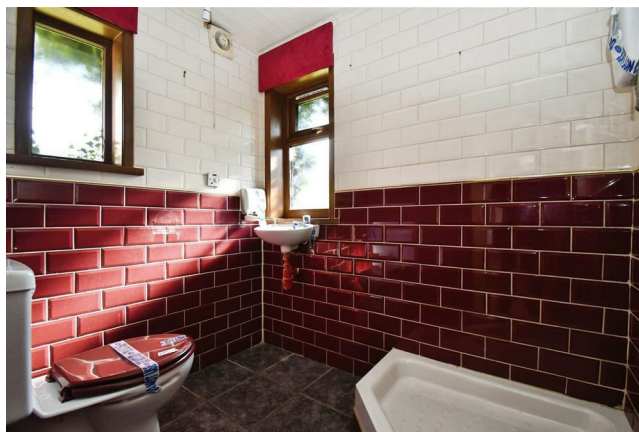
level double electric oven. 1 1/2 bowl composite sink/drain, plumbing for dish washer, window to side aspect, central heating radiator, tiled flooring and larder cupboard with external window.

Utility Room 6'11 x 6'9 (2.11m x 2.06m)



With uPVC window to side aspect, tiled flooring, plumbing for washing machine, hardwood external door to side and internal door into....

Downstairs Shower Room 5' x 6'8 (1.52m x 2.03m)



Shower tray with wall mounted electric shower, low flush wc and hand wash basin. Two uPVC windows to rear and side and tiling to walls and flooring

First Floor Landing



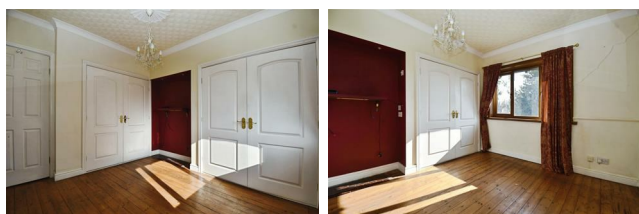
Stairs from entrance hallway leading to first floor landing with window to side aspect and hardwood flooring.

Bedroom One 13'8 max x 12'2 (4.17m max x 3.71m)



Window to front aspect, hardwood flooring, central heating radiator, picture rail and cast iron open fireplace with tiled hearth.

Bedroom Two 11'6 max x 12'2 (3.51m max x 3.71m)



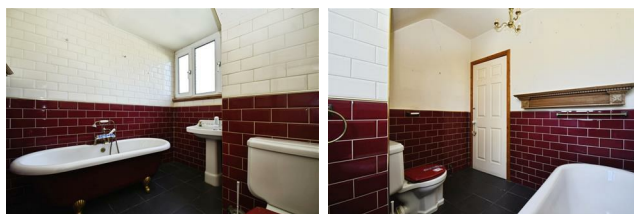
uPVC window to rear aspect, hardwood flooring, central heating radiator and two built in wardrobes.

Bedroom Three 11'8 x 12'2 (3.56m x 3.71m)



With side window, central heating radiator, hardwood flooring and cast iron fireplace.

Bathroom



Comprising free standing clawfoot bath with mixer taps and shower attachment, low flush wc and hand wash basin. tiling to walls and flooring and uPVC window to front aspect.

Outside



The front of the property is paved with hedging to perimeter whilst the block paved side driveway has wrought iron gates and provides off road parking. Gate access leads to the generously sized enclosed and private rear garden which is laid mainly to lawn with paved patio seating, storage sheds and bar whilst hedging to perimeters afford a good level of privacy.

Tenure

The property is Freehold

Council Tax

Council Tax band D

Kingston upon Hull City Council

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 - Garden Village

Flood Risk - Very Low

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

Broadband - Basic 11 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - 85/00270/PF | (10-05-1985)

Status: Unknown

The construction of a vehicular footpath crossing.

[https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?](https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?keyVal=8500270PF&activeTab=summary)

[keyVal=8500270PF&activeTab=summary](https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?keyVal=8500270PF&activeTab=summary)

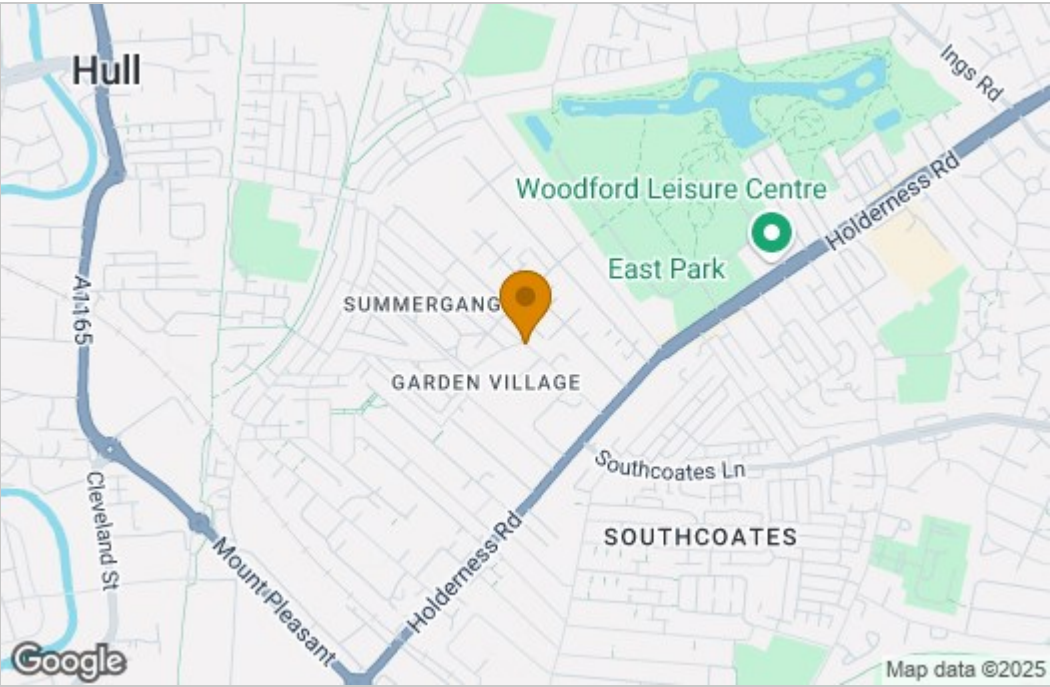
Whitakers Estate Agent Declaration:

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.

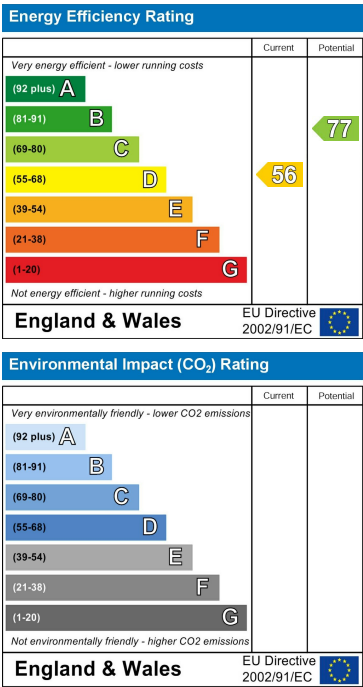
Floor Plan



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.