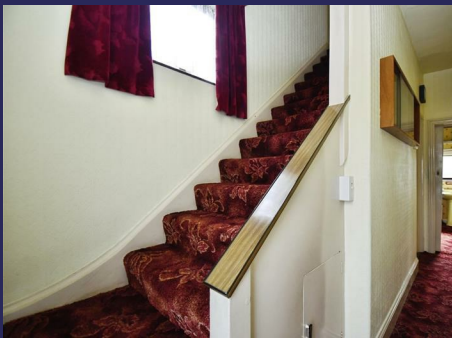


Whitakers

Estate Agents



57 Lilac Avenue, Hull, HU8 8PY

Asking Price £175,000

Situated on the ever popular and sought after Garden Village development to the East of the City, handily placed for all of the shopping and leisure amenities that Holderness Road has to offer, this impressive semi detached property briefly comprises reception hall, lounge through to a dining room, kitchen, utility area, ground floor bathroom and three first floor bedrooms. Standing within pleasant gardens with a private side driveway with plenty of off street parking amenities and a garage, the property has gas central heating to radiators and double glazing.

A fabulous opportunity for the growing family, internal inspections are welcome

The Accommodation Comprises

Ground Floor

Entrance Hall



With staircase off, useful understairs storage cupboard and a radiator.

Lounge 12'0" x 11'11" (3.68 x 3.64)



Window to the front aspect, a radiator and opens to:

Dining Room 12'1" x 11'11" (3.69 x 3.64)



Window to the rear aspect and an Adam style fire surround incorporating a built in fire.

Kitchen 12'4" x 10'10" (3.78 x 3.31)



A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel one and a half bowl sink unit with mixer tap. Windows to the rear and side aspects, plumbing for an automatic washing machine and integrated appliances include an electric oven and a four ring electric hob.

Utility Area

Ground Floor Bathroom



A coloured suite comprising panelled bath, wash hand basin with a pedestal and a low level wc. There is a shower attachment to the bath and an electric shower unit over.

First Floor

Bedroom One 12'0" x 13'1" (3.66 x 4.01)



Window to the first floor, a radiator and a built in storage cupboard.

Bedroom Two 12'0" x 7'10" (3.67 x 2.40)



Window to the rear aspect and a radiator.

Bedroom Three 8'6" x 10'3" (2.61 x 3.14)



Window to the rear aspect and a radiator

Gardens



The property is situated within pleasant gardens of good proportion to the front and rear.

Garage



There is a private side driveway accessible via wrought iron gates which provides plenty of off street parking amenities and leads to a single concrete sectional garage.

Tenure

The tenure of this property is Freehold.

Council Tax Band

Local Authority - Kingston-Upon-Hull City Council.

Council Tax Band 'C'.

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 under a tiled roof

Conservation Area - Yes

Flood Risk -Low

Mobile Coverage/Signal -Yes

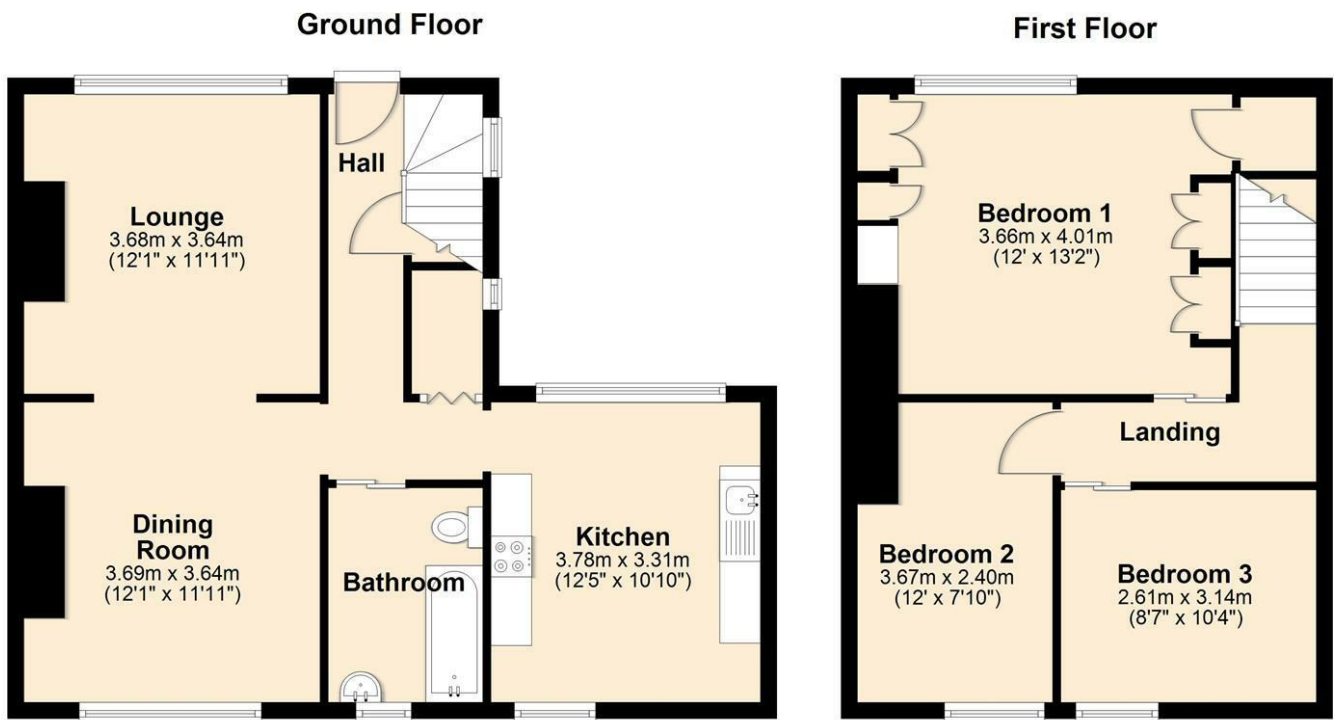
Broadband -Yes

Coastal Erosion - No

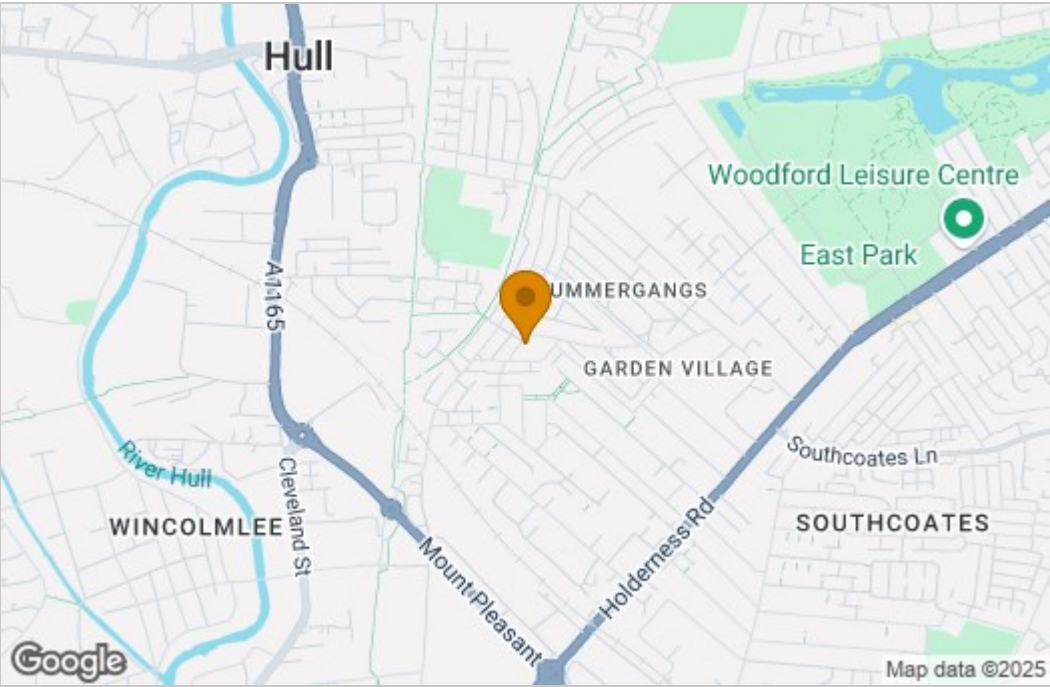
Coalfield or Mining Area -No

Planning -No

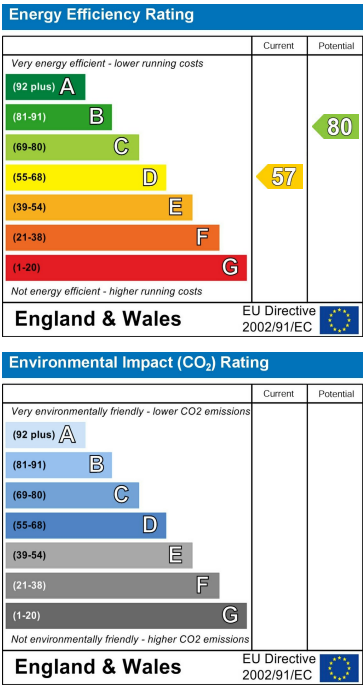
Floor Plan



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.