

Whitakers

Estate Agents



2 First Lane, Hull, HU10 6UD

£189,950

** NO ONWARD CHAIN **

This three-bedroom semi-detached property is established within the heart of the Anlaby village to take advantage of an abundance of local amenities including shops and eating establishments with highly accessible transport links providing access to further shopping parks and trade routes to the Hull City Centre and surrounding villages. The Haltemprice leisure centre with accompanying parks and playing fields are also close at hand.

The main features include: large entrance hall, spacious through lounge / dining room and fitted kitchen to the ground floor; to the first floor, there is a landing space with access to two fitted double bedrooms, a further bedroom and a bathroom furnished with a three-piece suite.

Externally to the front, there is a lawned garden with side drive to accommodate off-street parking for multiple cars. A wooden gate opens to the enclosed rear garden which is low maintenance in design being mostly gravelled with patio seating area.

Taken together, the accommodation on offer is ideal for the growing family seeking to reside within the catchment of prestigious schools or the investor seeking a project they can add value to and either sell on or introduce to the lettings market.

The Accommodation Comprises

Ground Floor

Entrance



Wooden single glazed door with side window, central heating radiator, under stairs storage cupboard and carpeted flooring. Leading to:

Lounge 14'2" x 12'2" maximum (4.34 x 3.73 maximum)



UPVC double glazed bay window, central heating radiator, electric fire with brick surround and carpeted flooring.

Dining Room 9'8" x 8'10" (2.95 x 2.71)



Wooden glazed patio door, central heating radiator, serving hatch and carpeted flooring.

Kitchen 14'11" x 8'11" (4.56 x 2.73)



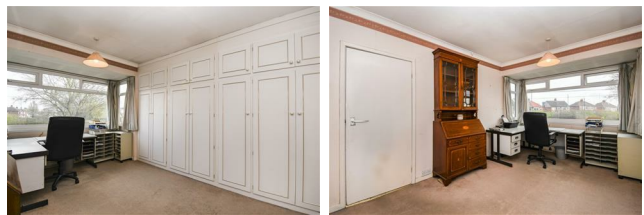
Wooden single glazed door with side window, wooden single glazed window, serving hatch, vinyl flooring and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with dual taps, oven with hob and hood above and plumbed for an automatic washing machine.

First Floor

Landing

With access to the loft hatch, wooden single glazed window, fitted storage cupboard and carpeted flooring. Leading to:

Master Bedroom 14'9" x 11'3" (4.52 x 3.45)



UPVC double glazed window, central heating radiator, fitted wardrobes and carpeted flooring.

Bedroom Two 9'10" x 11'0" (3.00 x 3.36)



UPVC double glazed window, central heating radiator, fitted wardrobes and carpeted flooring.

Bedroom Three 7'2" x 6'9" (2.20 x 2.06)



UPVC double glazed window, central heating radiator and carpeted flooring.

Bathroom



Wooden single glazed window, central heating radiator, fully tiled with wooden flooring and fitted with a three piece suite comprising panelled bath with dual taps and mixer shower, pedestal sink with dual taps and low flush W.C.

External



Externally to the front, there is a lawned garden with side drive to accommodate off-street parking for multiple cars. A wooden gate opens to the enclosed rear garden which is low maintenance in design being mostly gravelled with patio seating area.

Tenure

The property is held under Freehold tenureship.

Council Tax Band

Council Tax band - B

Local Authority - East Riding Of Yorkshire

EPC Rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 7 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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 sale 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

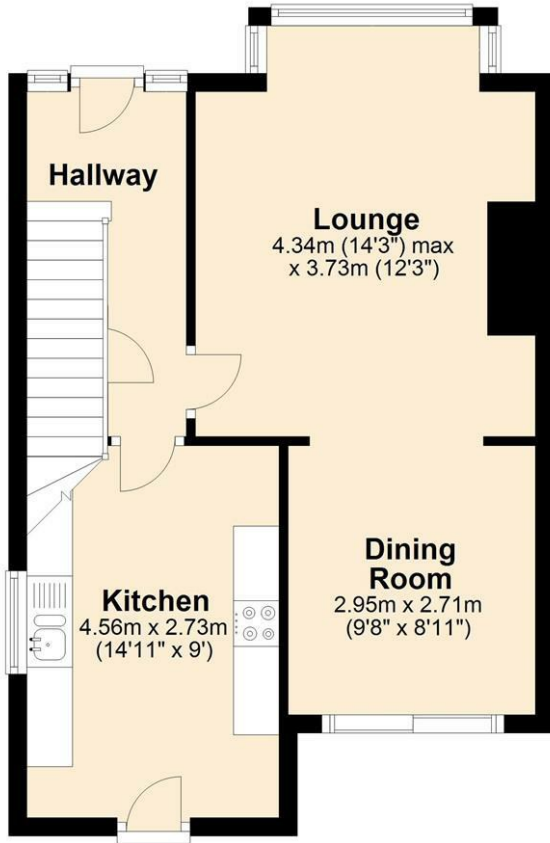
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

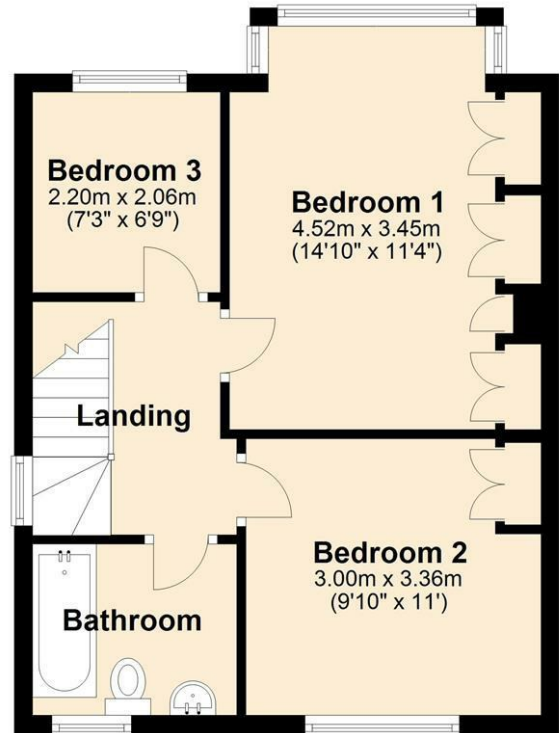
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Floor Plan

Ground Floor



First Floor

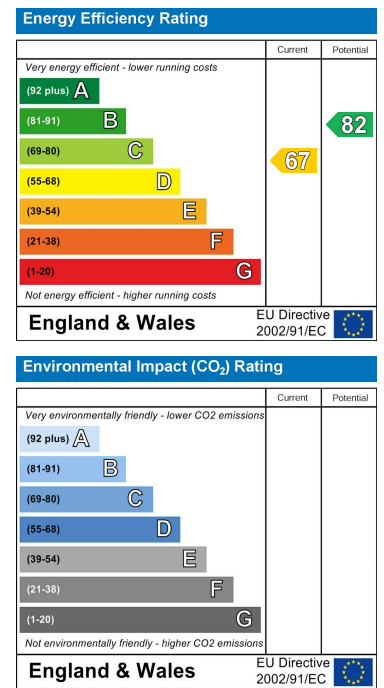


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.