

Whitakers

Estate Agents



4a Blackthorn Lane, Hull, HU10 6RB

£205,000

This well presented three bed semi detached property is situated in a sought after residential location, well placed to access a wide range of local amenities and boasts easy access to good local schools making this an obvious choice for families.

The well presented accommodation briefly comprises - entrance, front lounge, open plan dining room with French doors that open out to the Conservatory and a modern fitted kitchen.

The first floor boasts three good bedrooms (bedroom two with fitted wardrobes) together with the well appointed family bathroom suite.

Externally to the front of the property is a low maintenance garden designed for off street parking with side drive leading to the garage. The rear garden is enclosed to the boundary and again low maintenance in design.

Early viewings are advised.

The Accommodation Comprises

Ground Floor

Entrance hall

With laminate flooring, central heating radiator and Upvc double glazed.

Lounge 14'8 x 13'3 (4.47m x 4.04m)



With laminate flooring and central heating radiator. Upvc double glazed window and Gas fire with marble inset and hearth. Storage cupboard.

Dining room 10'3 x 7'9 (3.12m x 2.36m)



With laminate flooring, central heating radiator and French doors that open into the Conservatory.

Kitchen 9'9 x 8'1 (2.97m x 2.46m)



With a range of floor and eye level units and complimentary work surfaces and splash back tiling above. Built in storage cupboard and two Upvc double glazed windows and door. Oven, Hob and Hood above, sink with mixer tap and built in Microwave Oven.

Conservatory 9'0 x 7'3 (2.74m x 2.21m)



Laminate flooring, Upvc double glazed and glass roof.

First floor

Landing

Upvc double glazed window, laminate flooring, built in storage and loft hatch.

Bedroom one 9'9 x 12'4 (2.97m x 3.76m)



Upvc double glazed window, central heating radiator and laminate flooring.

Bedroom two 10'3 x 9'9 (3.12m x 2.97m)



Upvc double glazed window, central heating radiator and fitted wardrobes.

Bedroom three 6'4 x 9'2 (1.93m x 2.79m)



Upvc double glazed window, central heating radiator, laminate flooring and built in wardrobe.

Bathroom 6'2 x 6'6 (1.88m x 1.98m)



Upvc double glazed window, tiled walls and flooring, fitted with a three piece suite comprising panelled bath with showerhead, vanity sink with mixer tap and low flush W.C.

External



Externally to the front of the property is a low maintenance garden designed for off street parking with side drive leading to the garage. The rear garden is enclosed to the boundary and again low maintenance in design.

Tenure

This property is held under Freehold tenureship.

EPC

EPC rating - D

Council Tax band

Local Authority - East Riding Of Yorkshire
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 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.

Material Information

Construction - standard

Conservation Area - n/a

Flood Risk - no risk

Mobile Coverage / Signal - EE Vodafone Three O2

Broadband - Broadband Ultrafast 1000 Mbp

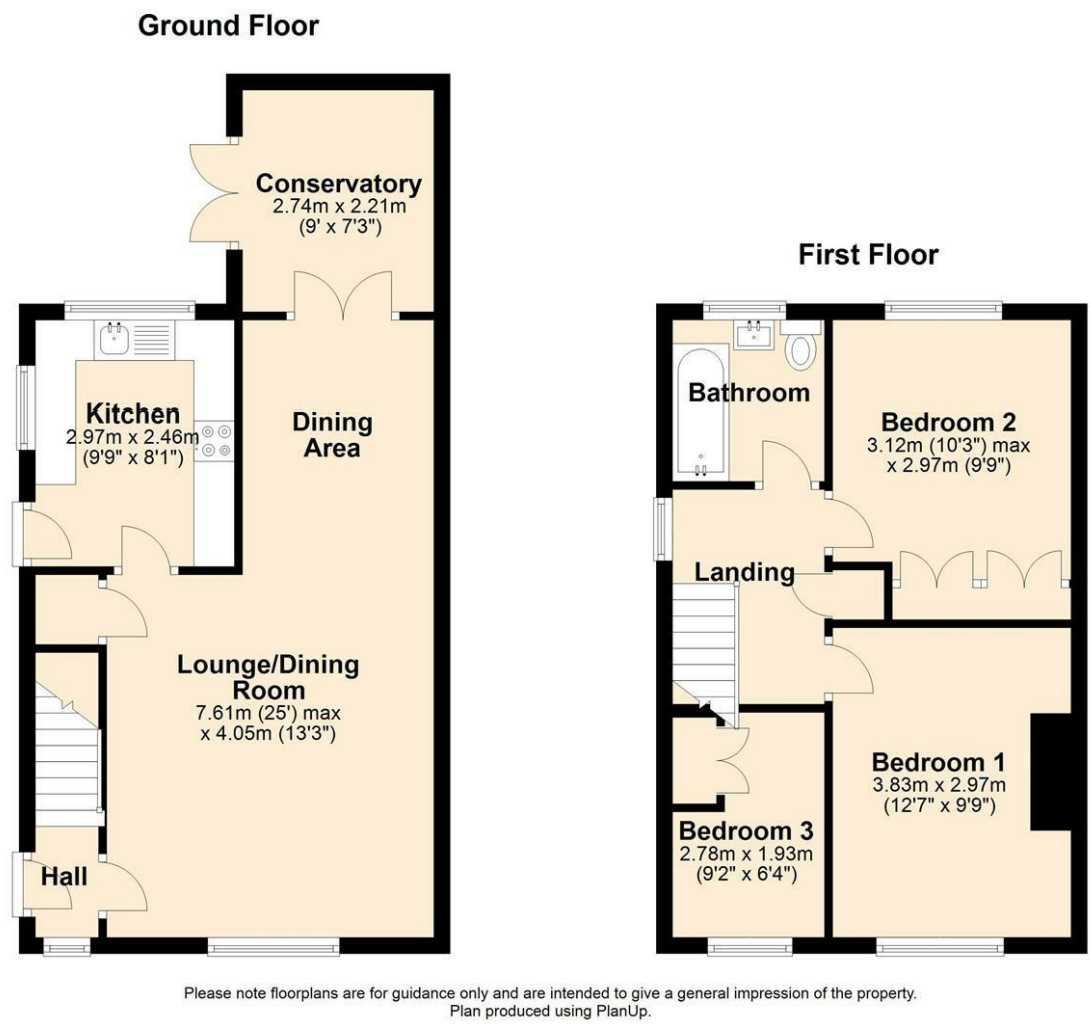
Coastal Erosion - n/a

Coalfield or Mining Area - n/a

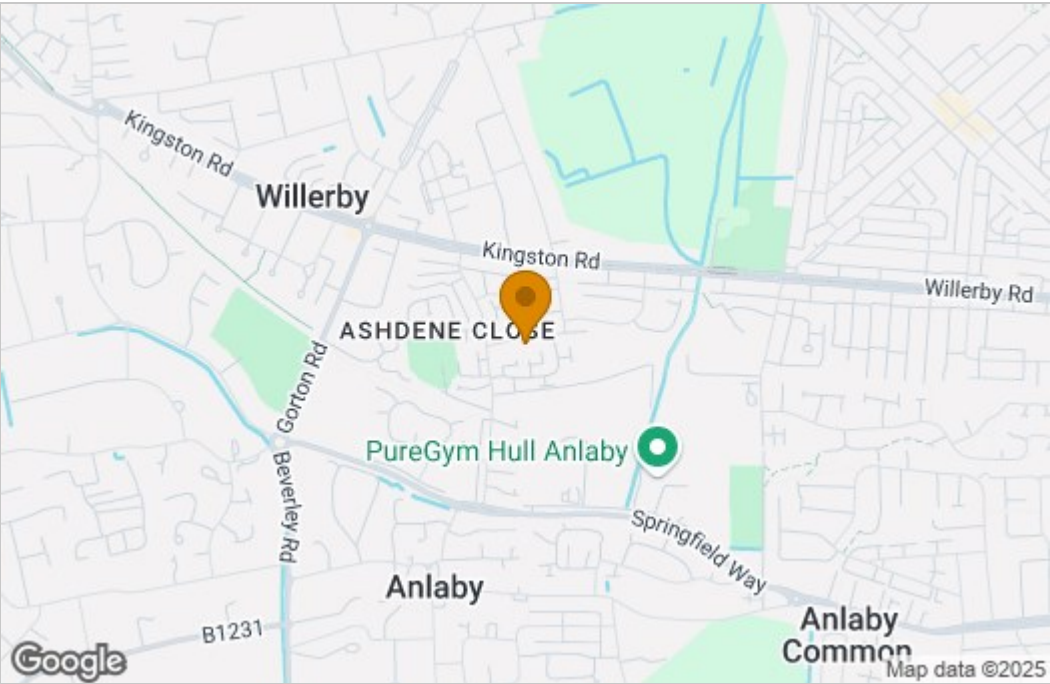
Whitakers Estate Agent Declaration

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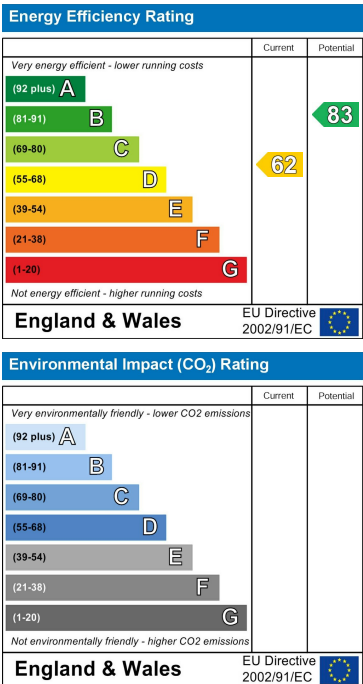
Floor Plan



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.