

# Whitakers

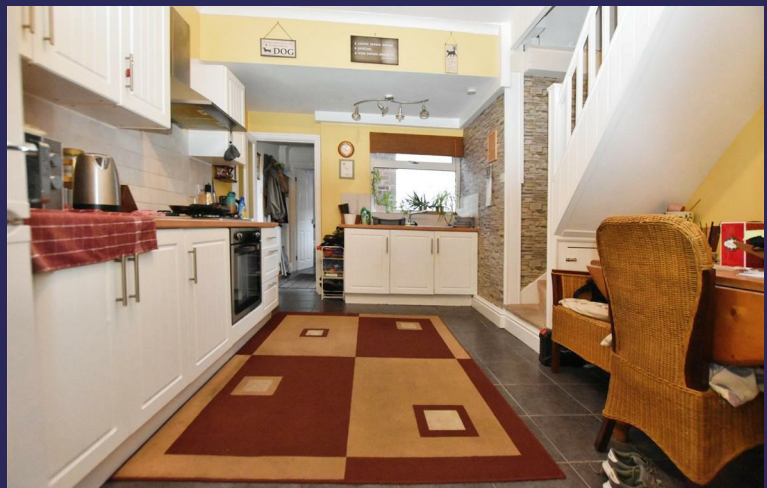
Estate Agents



5 Lanark Street

, Hull, HU5 3NN

Offers Over £87,500



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## Accommodation Comprises

### Entrance

UPVC double glazed door.

### Lounge

14'6 x 11'5 (4.42m x 3.48m)

UPVC double glazed window, gas fire with tiled hearth, radiators and French doors to the kitchen.

### Kitchen

13'6 x 11'3 (4.11m x 3.43m)

UPVC double glazed window, a range of base, wall and drawer units with work tops over and splash back tiles. Integrated oven and hob with extractor hood over, sink with mixer tap over and tiled floor.

### Rear Lobby

UPVC double glazed door, storage, radiator and tiled floor.

### Bathroom

UPVC double glazed window, panelled bath with mixer shower, pedestal sink unit, low flush WC and radiator.

### First Floor Landing

Loft hatch.

### Bedroom One

11'4 x 11'5 (3.45m x 3.48m)

UPVC double glazed window, storage and radiator.

### Bedroom Two

9'9 x 8'5 (2.97m x 2.57m)

UPVC double glazed window and radiator.

### Externally

## Tenure

The property is freehold.

## Council Tax Band

Council Tax Band A

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Medium

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

Broadband - Basic 9 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

## Additional products and services

Whitakers 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.

## Disclaimer

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.

Tel: 01482 657657



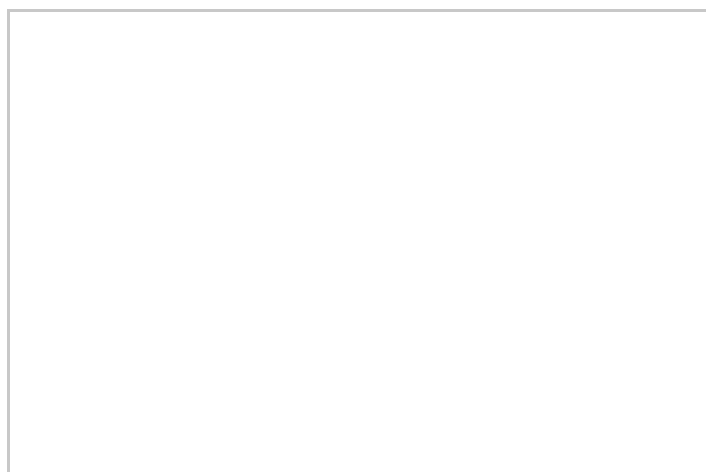
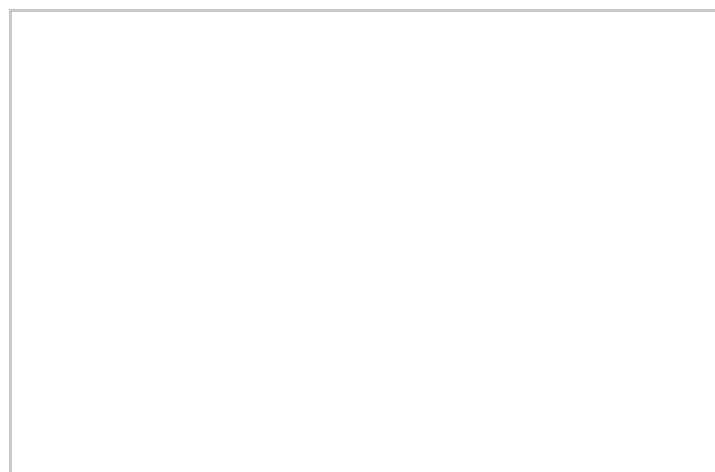
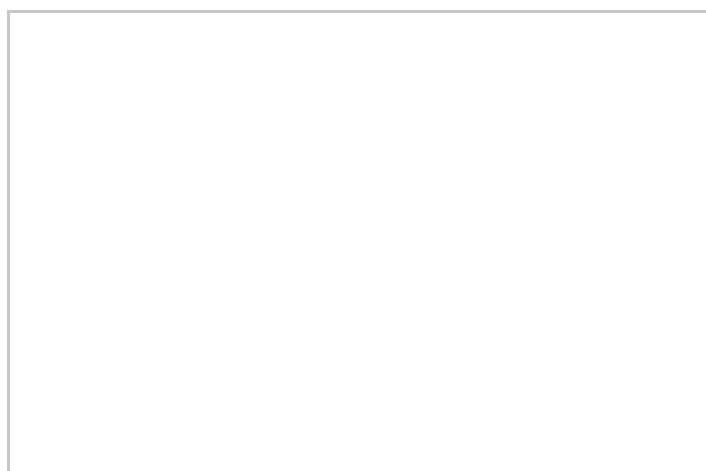
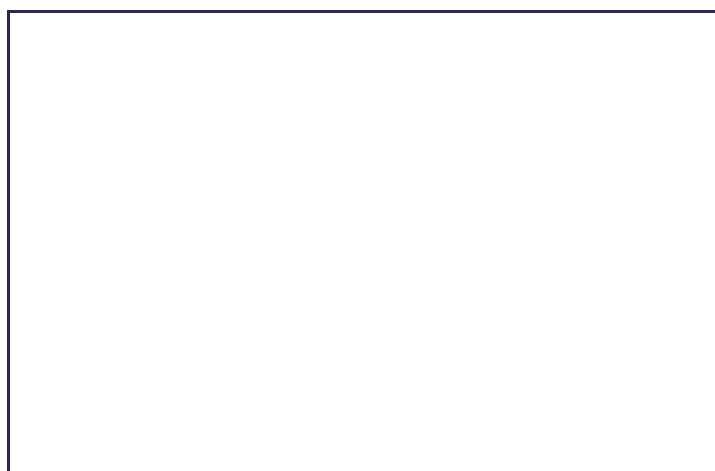
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### Sales valuations

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.



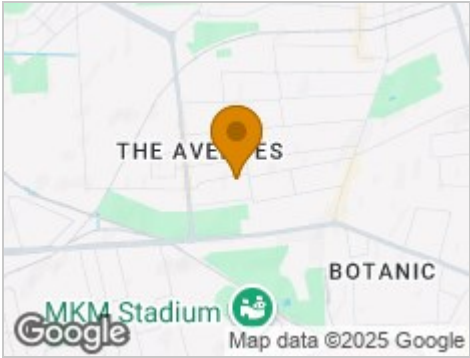
Road Map



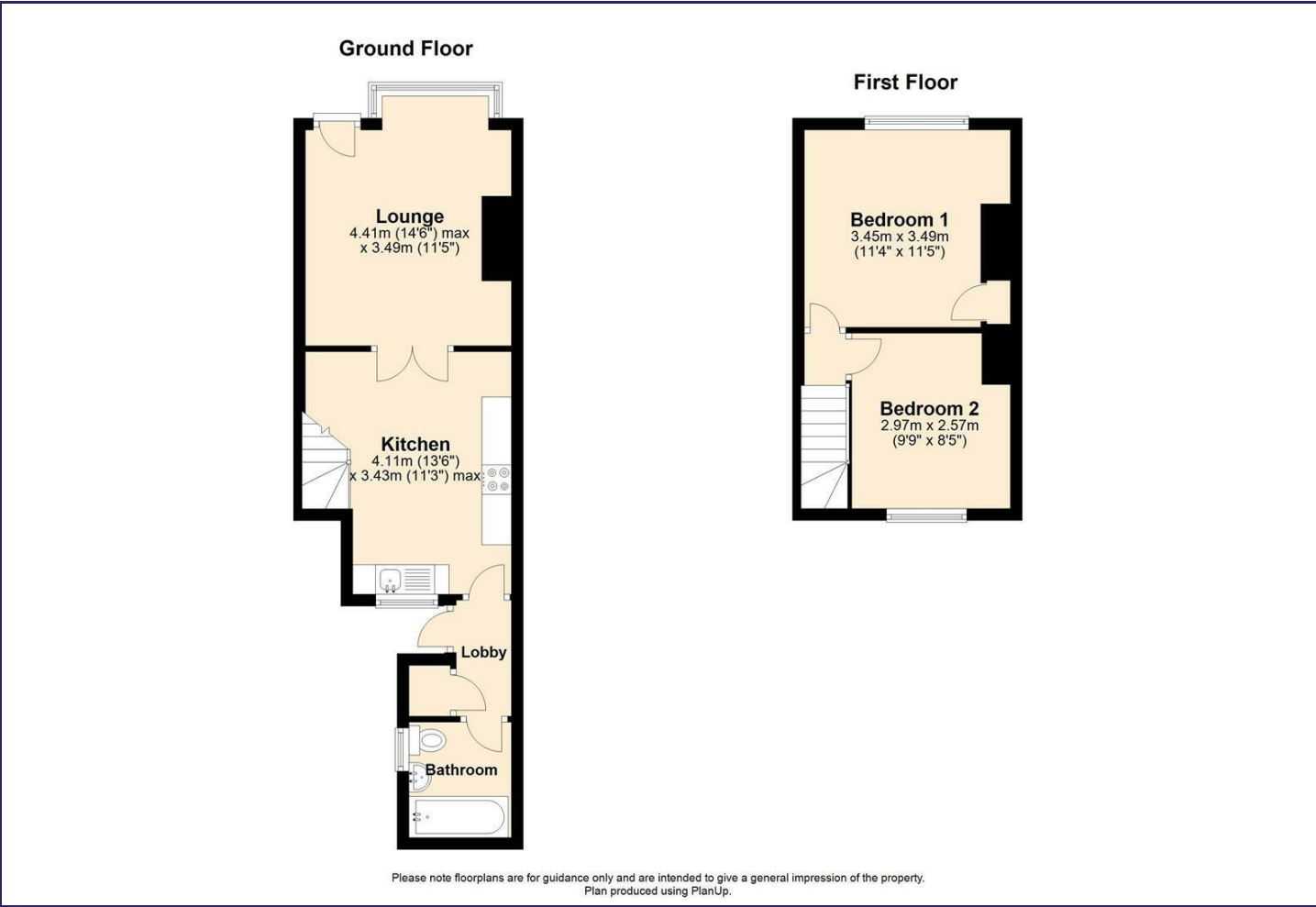
Hybrid Map



Terrain Map



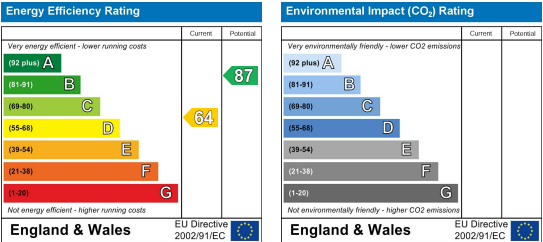
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

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.