

Whitakers

Estate Agents



23 Larkin Lane, Hull, HU7 3NA

Offers Around £229,950

Arguably the most popular design of the the three storey properties on the Kingswood development, this semi detached house enjoys a healthy period of builders guarantee and represents fabulous, spacious accommodation for the family looking for that bit of extra room. The property briefly comprises entrance hall, cloak room, lounge and fitted dining kitchen to the ground floor, three bedrooms and family bathroom to the first floor and master bedroom with dressing area and en suite facilities to the top floor. With attractive gardens and a side driveway to a brick built garage, the property has gas central heating to radiators and double glazing and should be viewed at the earliest opportunity to avoid disappointment.

Entrance Hall 15'5" x 3'2" (4.70m x 0.97)
With laminate flooring, staircase off, useful under stairs storage cupboard and a radiator.

Cloak Room



A low level WC, wash hand basin with pedestal, a radiator and tiled floor.

Lounge 16'4" x 10'5" (5.00 x 3.20)



With French doors and screens giving views over the rear garden and there is a radiator.

Dining Kitchen 15'4" x 9'6" (4.68 x 2.90)



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Window to the front aspect, tiled floor and splash back tiling, a radiator and integrated appliances include an electric oven and hob, over head extractor canopy, a dishwasher and a fridge/freezer.

First Floor Landing

With built in storage cupboard.

Bedroom Two 13'10" x 8'10" (4.24 x 2.71)



Window to the rear aspect and a radiator.

Bedroom Three 12'0" x 8'7" (3.67 x 2.62)



Window to the front aspect and a radiator.

Bedroom Four 10'7" x 7'1" (3.23 x 2.18)



Window to the rear aspect and a radiator

Family Bathroom



A white suite to comprise panelled bath, wash hand basin with pedestal and a low level wc. Attached shower unit over the bath with shower screen to the bath side, tiled floor and partially tiled walls and there is a radiator.

Top Floor Landing

Master Bedroom/ Dressing Area 18'5" x 12'6"
(5.62 x 3.83)



Window to the front aspect, mirror fronted fitted sliding doors to wardrobes and a radiator

En Suite



A plumbed shower unit within an independent enclosure, wash hand basin with a pedestal and a low level wc. Tiled floor and partially tiled walls, a radiator and a "Velux" style window.

Gardens



To the front of the property is an open plan garden laid to lawn and to the rear is an enclosed garden laid to lawn with a decking seating area and decorative aggregates

Garage

Brick built, accessible via a side driveway and having electricity supplied.

Tenure

This property is a freehold property

Council Tax

Hull City Council - Band D

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.

Whitakers Estate Agent Declaration:

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Material Information:

Construction - Brick/tile

Conservation Area - No

Flood Risk - Low

Mobile Coverage/Signal - Vodafone, O2, EE and

Three

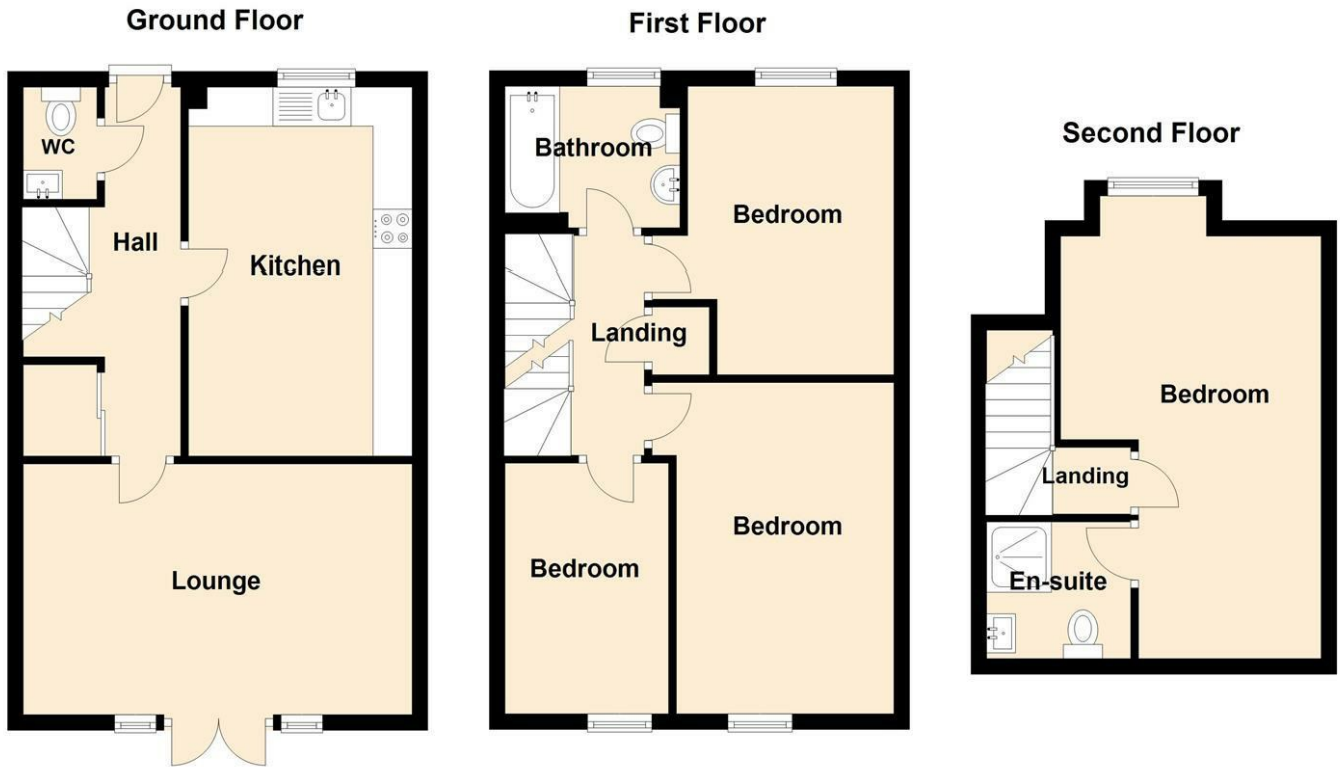
Broadband - Ultrafast 1000Mbps

Coastal Erosion - Not applicable

Coalfield or Mining Area - Not applicable

Planning - Not applicable

Floor Plan

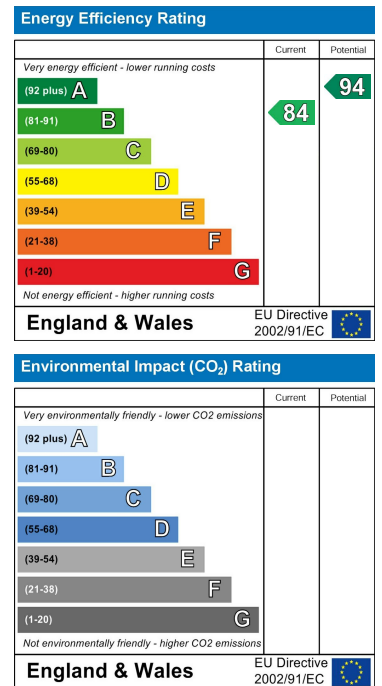


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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