

Whitakers

Estate Agents



6 Lime Tree Avenue, Hull, HU7 4XE

Offers Around £125,000

Whitakers are pleased to bring this 3 bedroom terraced home, located in the ever popular historic village of Sutton to the market.

Whilst in need of modernisation, the property offers an outstanding opportunity for a discerning buyer to put their own stamp on spacious home with a wealth of possibilities!

Well situated on a quiet residential Avenue within walking distance of the village centre and its wealth of amenities, the property briefly comprises; entrance hall, through lounge dining room, kitchen and bathroom to the ground floor, there are 3 generously sized bedrooms to the first floor.

Also benefitting from gas central heating, enclosed rear garden and off road parking to the front, the property would be ideal for First time buyers and Investors alike, these properties are rarely available hence early viewing is recommended!

The accommodation comprises

Entrance Hallway

Front door into entrance hallway with wooden flooring, central heating radiator and stairs to first floor.

Lounge 10'9 x 10 (3.28m x 3.05m)



With UPVC bay window to front aspect, central heating radiator, gas fire and wood flooring continuing through into....

Dining area 10'9 x 10' (3.28m x 3.05m)



With continuation of wood flooring, window to rear aspect, central heating radiator

Kitchen 13'6 x 7'10 (4.11m x 2.39m)



Fitted wall and base units, contrasting work surfaces and tiled splashbacks. Space for cooking appliance, and free standing fridge freezer and plumbing for washing machine. Two windows to rear aspect and door into....

Rear Lobby

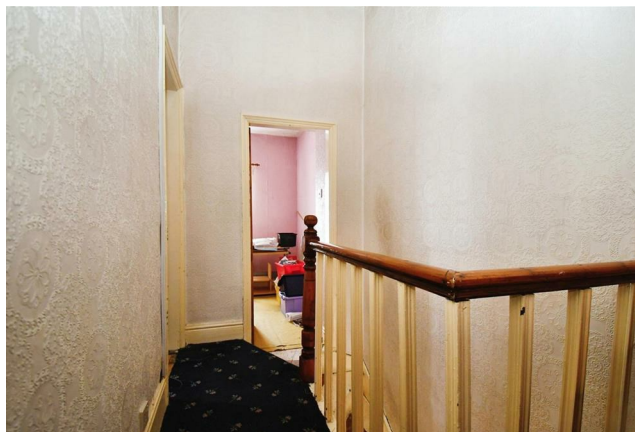
with larder cupboard, door to rear garden and door into...

Bathroom 7'6 x 5'4 (2.29m x 1.63m)



Panel bath, low flush wc and pedestal wash basin, tiled flooring and window to obscured glazed rear aspect.

First Floor Landing



Stairs from entrance hallway to first floor landing with loft access hatch.

Bedroom One 10'9 x 13'1 max (3.28m x 3.99m max)



Window to front aspect, central heating radiator, built in storage cupboard.

Bedroom Two 10'9 x 7'10 (3.28m x 2.39m)



Window to rear aspect, central heating radiator, carpeted flooring

Bedroom Three 8'7 x 8' (2.62m x 2.44m)



Window to rear aspect, central heating radiator

Outside



The front of the property is block paved providing off road parking whilst to the rear there is an enclosed low maintenance garden with stoned and paved patio area, fencing to perimeters and rear gate access.

Tenure

The property is Freehold

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC

Awaited

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/Tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 9 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - Whilst there are planning applications in the area, non are specific to the property

Material Information:

Construction -

Conservation Area -

Flood Risk -

Mobile Coverage/Signal -

Broadband -

Coastal Erosion -

Coalfield or Mining Area -

Planning -

Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

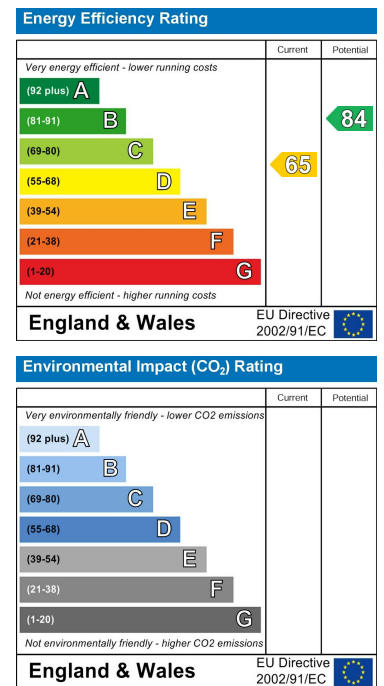


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.