

Whitakers

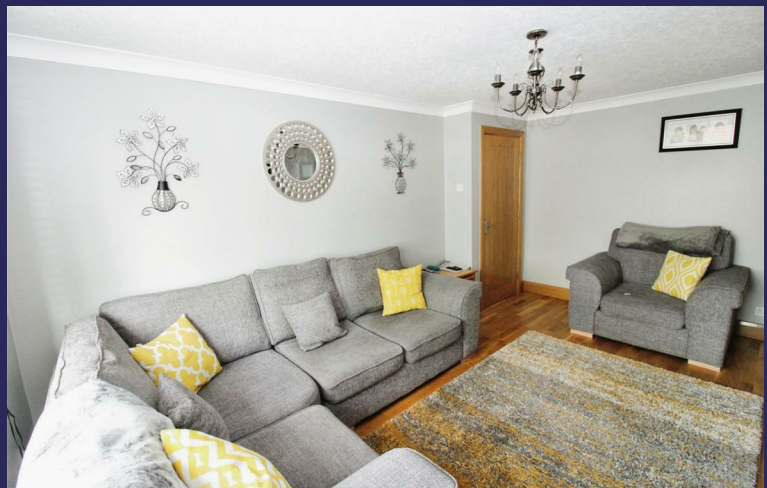
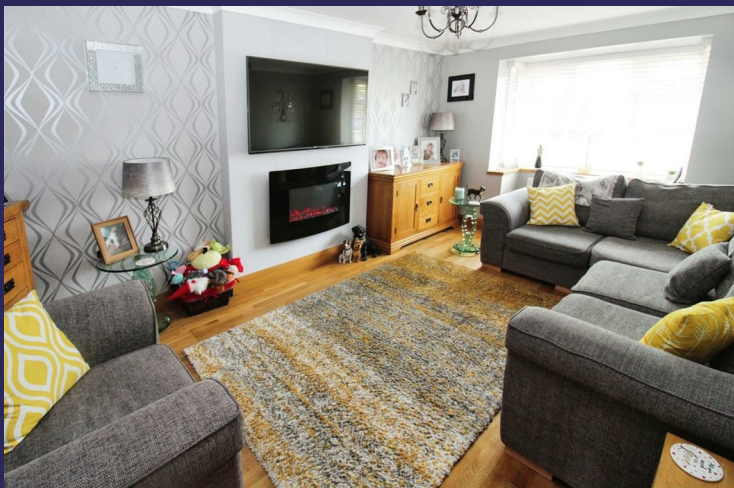
Estate Agents



136 Lindengate Avenue

, Hull, HU7 0EE

Offers Around £249,950



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Lounge

15'5" x 10'9" (4.70 x 3.30)

A square bay window to the front aspect, oak timber flooring and a radiator.

Dining Kitchen

18'8" x 7'8" (5.70 x 2.35)

A lovely range of bespoke fitted base and wall units with cabinets and shelving in oak, having marble preparation surfaces and matching splash backs incorporating an inset sink unit with mixer tap. Windows to the front and side aspects and a contemporary style tall radiator

Inner Hallway

With attractive laminate flooring and giving access to;

Bedroom Two

14'8" x 8'0" (4.48 x 2.45)

Having fitted wardrobes with mirror fronted sliding doors. Window to the rear aspect and a radiator.

Bedroom Three

9'0" x 8'10" (2.75 x 2.70)

French Doors giving access to the rear garden, a radiator and attractive laminate flooring.

Shower Room

A plumbed shower unit within an independent corner enclosure, wash hand basin within a vanity unit having a waterfall tap and a dual flush low level wc again within a vanity unit. Attractive waterproof wall boards and a tall chrome heated towel rail

Master Bedroom

18'10" x 15'1" (max) (5.75 x 4.60 (max))

Located on the first floor floor, enjoying plenty of natural light via four "Velux" style windows. There are three built in wardrobes and further loft voids for storage.

Gardens on a generous plot

To the front of the property is a landscaped garden laid to patio and decorative aggregates with decorative wrought fencing to the front boundary. To the rear is an enclosed garden, again, landscaped to block paving with raised flower beds and there is a raised fish pond.

Garage

Being brick built with electricity supplied and accessible via a private side driveway which is accessed via attractive ornate wrought iron tall gates to a resin laid driveway.

Tenure

This property is Freehold

Council Tax

Hull City Council - 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.

Material Information:

Construction - Brick under tiled roof

Conservation Area -No

Flood Risk - Low

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

Broadband - Basic 3 Mbps, Ultrafast

Coastal Erosion -No

Coalfield or Mining Area -No

Planning - There has been planning applications within the vicinity and neighbouring property
[https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?](https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?keyVal=KOPW2SSO05400&activeTab=summary)

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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.

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.



Road Map



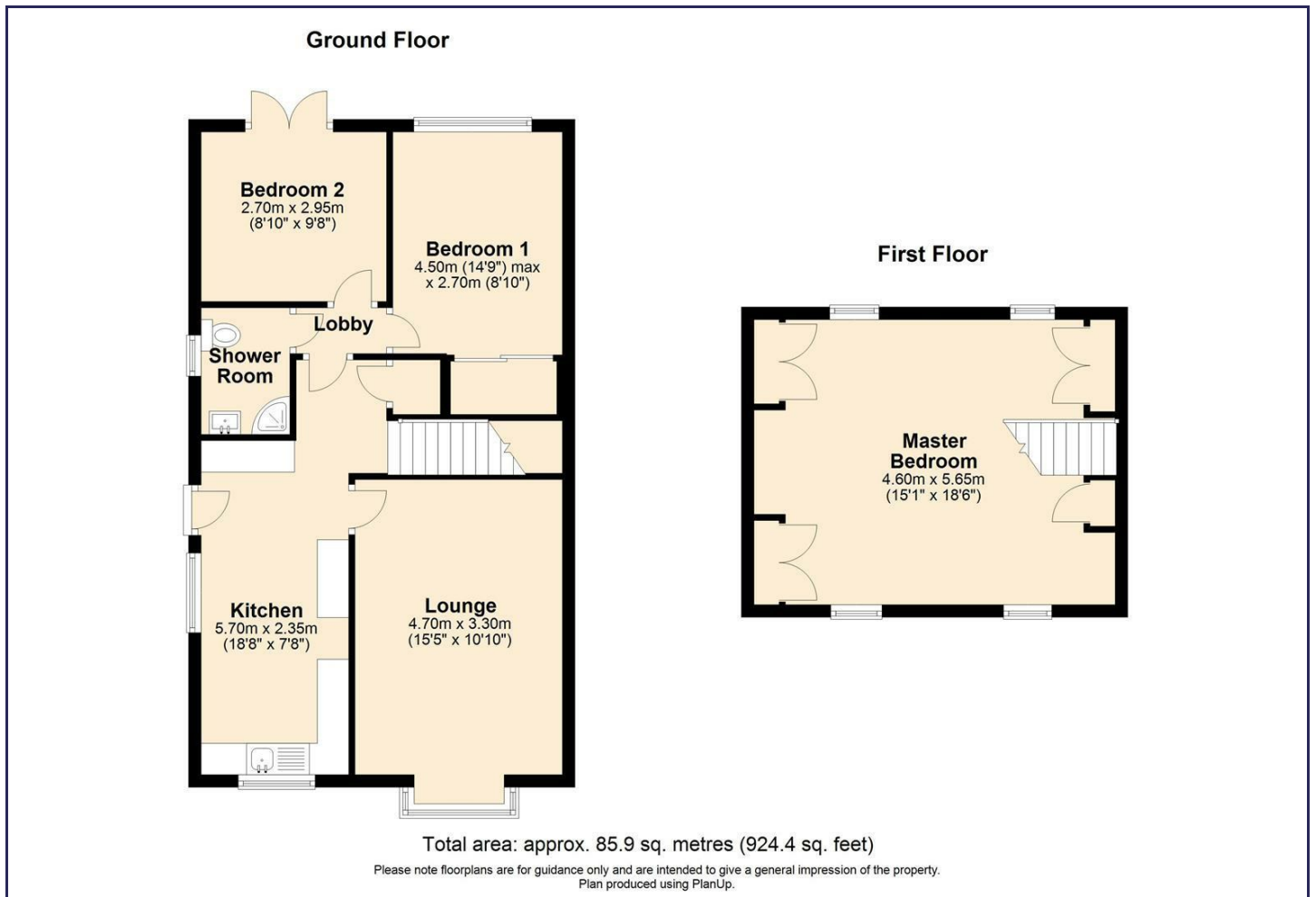
Hybrid Map



Terrain Map



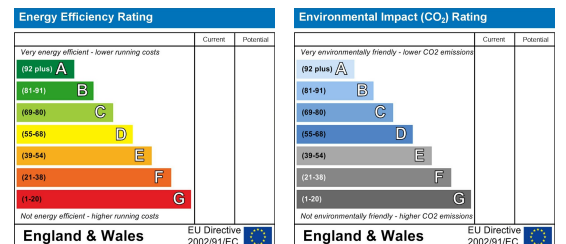
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.