

# Whitakers

Estate Agents



**23 Lime Tree Avenue, Hull, HU7 4XE**

**Offers In The Region Of £164,950**

Situated in the heart of the popular and sought after village of Sutton on Hull, just a stroll away from all of the fabulous amenities that it has to offer, this two bedroom mid terrace house briefly comprises entrance hall, lounge through to a dining room, fitted kitchen, two bedrooms of good proportion and a first floor bathroom. Having gas central heating to radiators, double glazing and enviable off road parking facility, the property represents an opportunity with lots of potential for growth and appointments to view are encouraged.



### Entrance Hall

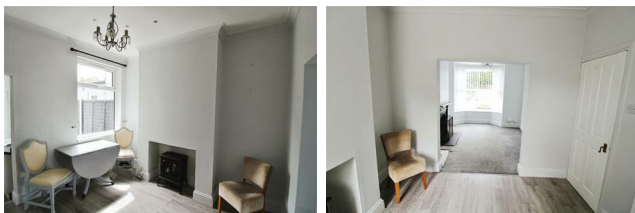
Staircase off, laminate flooring and a radiator

### Lounge 10'7" x 10'4" (3.25 x 3.15)



Plus an angled bay window to the front aspect, a feature fire place, a radiator and opens to:

### Dining Room 10'7" x 10'4" (3.25 x 3.15)



Window to the rear aspect, spotlights to the ceiling, a radiator and a useful under stairs storage cupboard. Opens to:

### Kitchen 13'6" x 7'5" max (4.13 x 2.27 max)



Fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Spotlights to the ceiling, window to the side aspect, a radiator, plumbing for an automatic washing machine and access to the rear garden.

### Landing

With loft access.

### Bedroom One 13'3" x 10'7" (4.05 x 3.25)



Window to the front aspect and a radiator.

### Bedroom Two 11'1" x 7'9" (3.38 x 2.38)



Window to the rear aspect and a radiator.

### Bathroom 8'6" x 7'10" (2.60 x 2.40)



Nice and spacious with a white suite comprising, panelled bath, wash handbasin with a pedestal and a low level wc. A Radiator and there is an electric shower unit over the bath with a shower screen to the bath side.

### Garden



To the rear of the property is an enclosed garden space accessible via a side pedestrian walkway.

### Off Street Parking

To the front of the property there are off street parking amenities, an enviable commodity within the village.

### 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 under tiled roof

Conservation Area - No

Flood Risk -No Risk

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

Broadband - Standard 9 Mbps 0.9 Mbps

Ultrafast 1000 Mbps 600 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

Planning -Non specific to the property

#### 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

## Ground Floor

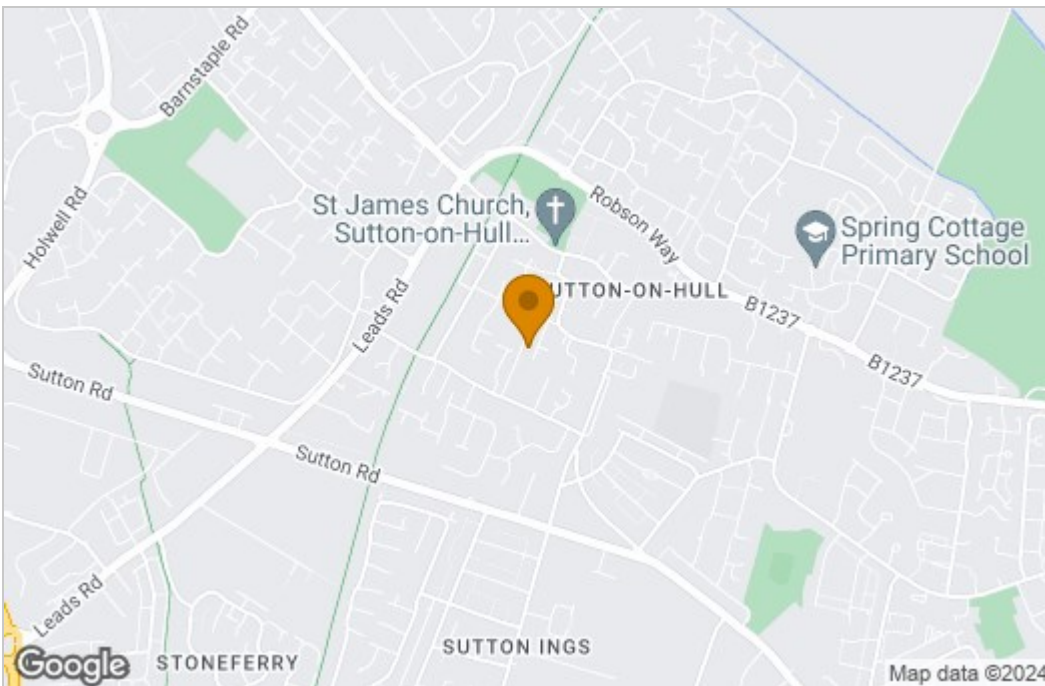


## First Floor

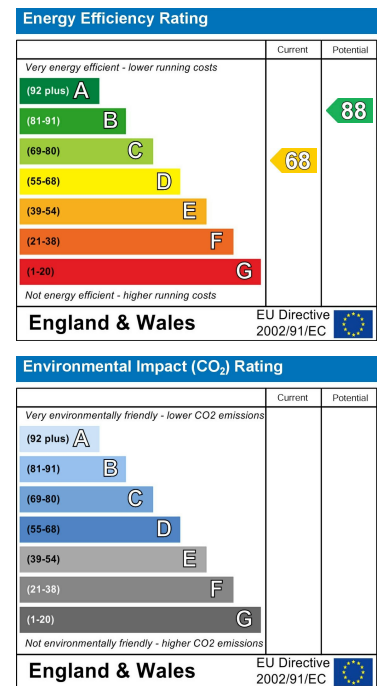


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.