

Whitakers

Estate Agents



12 Lumley Avenue, Hull, HU7 3GX

Asking Price £145,000

This immaculately Presented modern 2 bedroom end terraced property is available to purchase with NO ONWARD CHAIN!

Built in 2021 by revered builder Persimmon Homes, the property is ideally situated within close proximity of the Village Green as well as Kingswood Retail Park and the wealth of leisure and retail facilities together with highly regarded Primary and Secondary schools and would be ideal for First Time buyers, Investors and Downsizers alike!

In true "move-in" condition, the property briefly comprises; Entrance Hallway, Open Plan Lounge/Kitchen/Dining room and downstairs cloakroom to the ground floor whilst to the first floor there are Two Double Bedrooms and a modern Family Bathroom.

Also featuring a lovely enclosed rear garden and allocated parking to the front together with Gas Central Heating and UPVC Double Glazing as well as benefitting from the balance of the builders NHBC Guarantee, internal viewing is highly recommended!

The accommodation Comprises

Entrance Hallway

Composite door into entrance hallway with stairs to first floor and door into.....

Open Plan Lounge/Kitchen/Dining Room 22'2 x 12'2 (6.76m x 3.71m)



Modern kitchen with a range of white gloss wall and base units, contrasting work surfaces and tiled splashbacks. 4 ring gas hob with extractor over and electric double oven below, stainless steel sink with mixer taps, integrated fridge/freezer and washing machine, breakfast bar and UPVC window to front aspect. Laminate flooring in kitchen area continues through to open plan lounge with central heating radiator, UPVC French Doors to rear garden and door to cloakroom.

Downstairs Cloakroom



With low flush wc, hand wash basin, central heating radiator and extractor fan.

First Floor Landing

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

Bedroom One 7'10 x 12'2 (2.39m x 3.71m)



With carpeted flooring, central heating radiator and UPVC window to rear aspect.

Bedroom Two 7'10 x 12'2 (2.39m x 3.71m)



With carpeted flooring, central heating radiator and two UPVC windows to front aspect.

Bathroom



Panel bath with mixer taps over and fitted shower screen, low flush wc and vanity hand wash basin. Wall tiling to water sensitive areas, extractor fan and UPVC window to side aspect.

Outside



To the front of the property is allocated parking and side access leading to gate to the rear garden which features front and rear patio areas, artificial lawn, raised flower beds and fencing to perimeters.

Tenure

The property is Freehold

Council Tax

Council Tax band B

Kingston upon Hull City Council

EPC

EPC rating B

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 - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

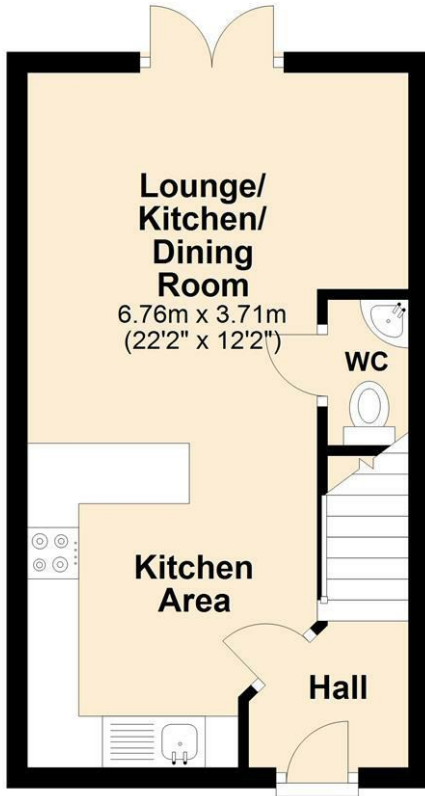
Planning - Non specific to the property

Whitakers Estate Agent Declaration:

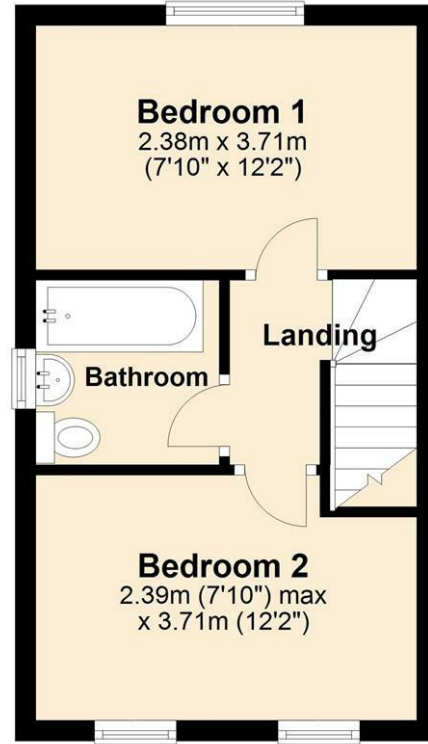
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

Ground Floor



First Floor

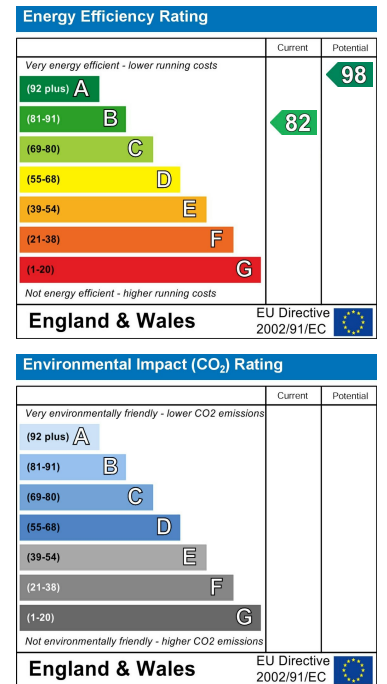


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.