

# Whitakers

Estate Agents



**46 Benningholme Lane, Hull, HU11 5EA**

**Offers Around £280,000**

Situated in the sought after Holderness village of Skirlaugh, with good transport links to the Hull City centre, the historic town of Beverley and the East Coast, this detached chalet style detached house is ideally suited to the growing family. The accommodation briefly comprises Reception Hall, Cloak Room, "L" shaped Lounge and Dining Area, Fitted Kitchen with appliances opening to a Day Room to the ground floor and Three Bedrooms of good proportion and a Family Bathroom to the first floor. With gas central heating to radiators and double glazing, the property is set within attractive gardens with an attached brick built garage and two further off street parking amenities to the front. Well presented throughout and with good educational choices available, internal inspections are encouraged.



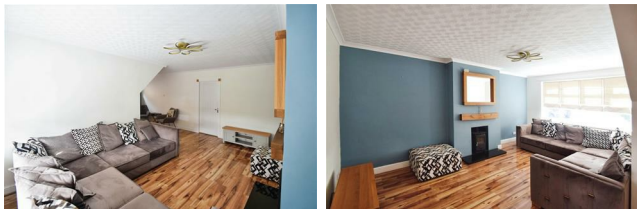
### Reception Hall

With staircase off, polished effect laminate flooring and a contemporary style tall radiator.

### Cloak Room

A low level wc, wash hand basin within a vanity unit and a radiator.

Lounge and Dining Area 17'4" x 10'9" and 10'2" x 8'4" (5.30 x 3.30 and 3.10 x 2.55)



"L" shaped with a bow window to the front aspect and window to the side aspect. There is a feature fire place incorporating an attractive solid fuel burner, the polished wood effect laminate flooring continues and there are two radiators.

Day Room and Fitted Kitchen 20'0" x 11'7" (6.10 x 3.55)



Representing modern day living, to the Day Room Area are French Doors giving access to the rear garden, a contemporary tall radiator and a tiled floor continues in to the open plan Kitchen Area. Here you will find a lovely range of fitted floor and wall units and wine rack with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. The walls are partially tiled There is plumbing for an automatic washing machine, window to the rear aspect and integrated appliances include an electric oven an electric induction hob, a microwave oven and a stainless steel over head extractor canopy.

Bedroom One 12'1" x 10'9" (3.70 x 3.30)



Window to the front aspect, a contemporary style radiator and a range of fitted wardrobes with mirror fronted sliding doors.

Bedroom Two 10'0"x 9'8" (3.05x 2.95)



Window to the rear aspect and a radiator.

Bedroom Three 12'1" x 6'4" (3.70 x 1.95)



Window to the front aspect and a radiator.

## Bathroom



A fabulous suite to comprise a rolled top bath on clawed feet, wash hand basin within a vanity unit and a dual flush low level wc. There is a contemporary style radiator and combined heated towel rail, tiled walls, spotlights to the ceiling and a plumbed shower unit within an independent double size enclosure

## Gardens



There are attractive gardens to the front and rear of the property having a variety of trees, flowers and shrubs and to the rear is an ornamental pond and a covered entertainment area.

## Garage

Attached to the property, being brick built and having an electricity supply accessed by a side driveway

## Extra Off Road Parking Amenities

Immediately to the front of the garage and adjacent decorative aggregates.

## Tenure

This property is Freehold

## 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 -Very Low

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

Broadband - Basic 23 Mbps and Superfast 80 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

P l a n n i n g -  
<https://newplanningaccess.eastriding.gov.uk/newplanningkeyVal=0309021PLF&activeTab=summary>

## Whitakers Estate Agent Declaration:

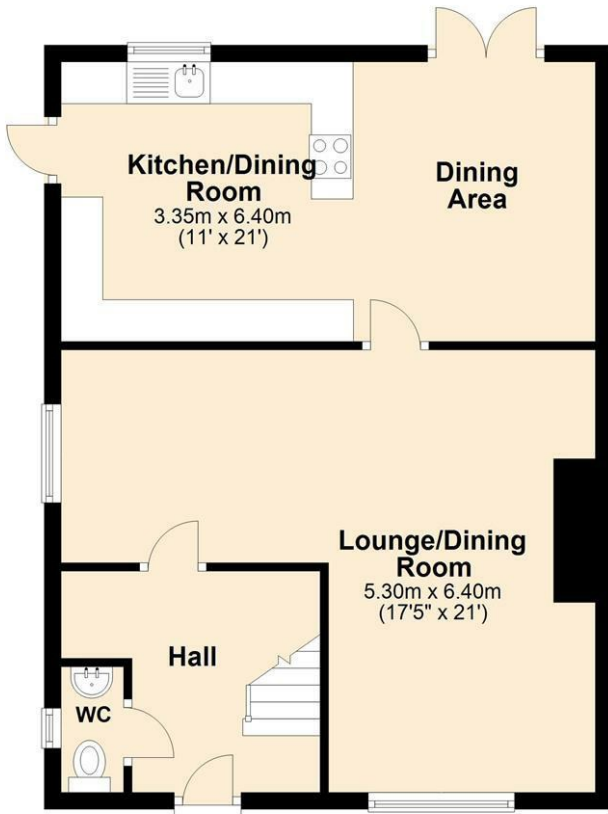
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## Council Tax

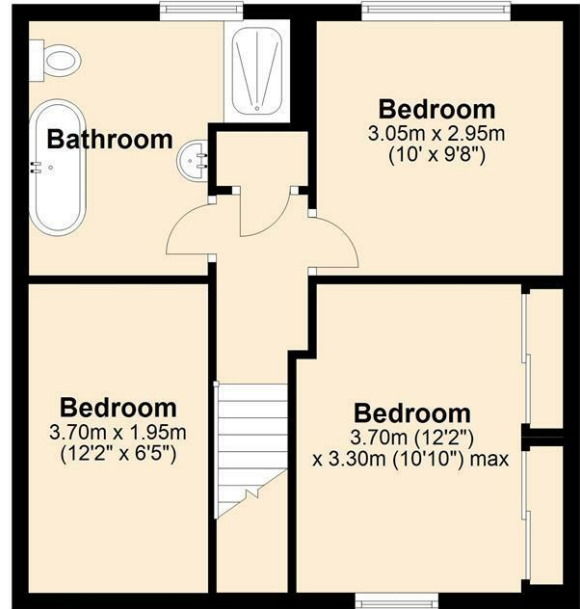
East Riding of Yorkshire Council - Band D

# Floor Plan

## Ground Floor

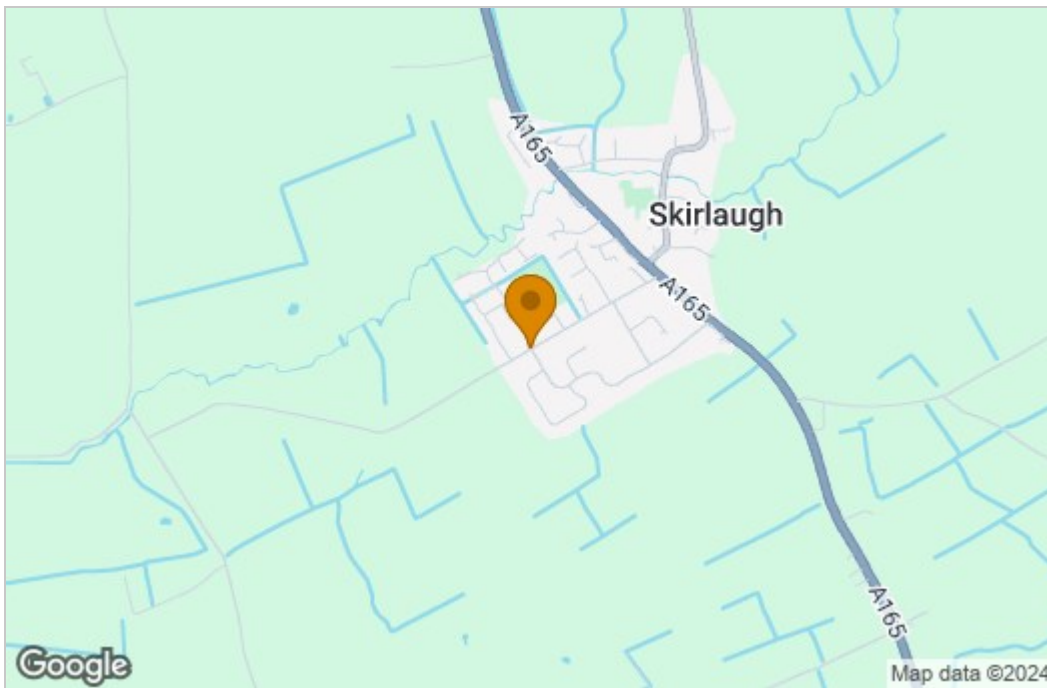


## First Floor

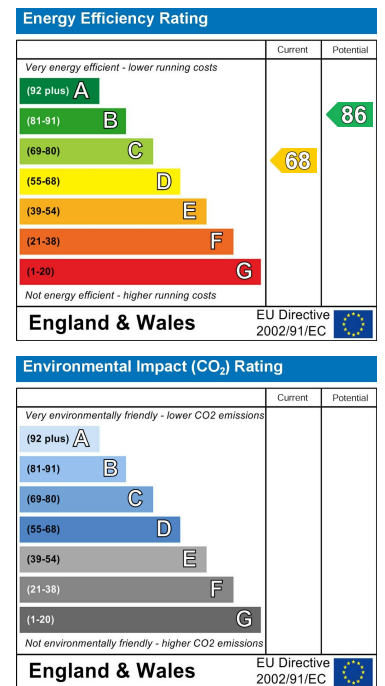


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## 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.