

Whitakers

Estate Agents



16 Lanyon Close, Hull, HU7 4PA

Offers In The Region Of £105,000

This well presented 2 bedroom end terraced home is available to purchase with NO ONWARD CHAIN!

Ideally positioned just a short walk from Historic Sutton Village and enjoying a lovely open aspect to the front, the property is well situated for shops, schools and amenities as well as enjoying a lovely open aspect to the front.

Being ideal for first time buyers, investors and downsizers alike, the property briefly comprises; entrance porch, dining kitchen, lounge and rear lobby to the ground floor whilst to the first floor there are 2 double bedrooms, a bathroom and separate wc.

Also benefitting from a generously sized rear garden and garage together with gas central heating and UPVC glazing, viewing is recommended!

The Accommodation Comprises

Entrance Porch 6' x 8'3 (1.83m x 2.51m)



Composite Door into front entrance porch with UPVC windows, vinyl flooring, central heating radiator and under stair storage.

Kitchen 15'3 x 8'9 (4.65m x 2.67m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splashbacks. 4 ring gas hob with extractor over and electric fan oven below, stainless steel sink with mixer taps over and plumbing for under counter washing machine. Vinyl flooring, central heating radiator, space for dining table and UPVC windows to front and rear aspect.

Lounge 15'3 x 10'4 (4.65m x 3.15m)



With carpeted flooring, central heating radiator, ornate fireplace with marble hearth and UPVC window to rear aspect.

Rear Lobby

Composite door into rear lobby with UPVC window, carpeted flooring, storage cupboard and stairs to first floor landing.

First Floor Landing



With carpeted flooring, UPVC window to front aspect, built in cupboard and central heating radiator.

Bedroom One 11'10 x 10'3 (3.61m x 3.12m)



With carpeted flooring, UPVC window to rear aspect, central heating radiator and built in storage cupboard.

Bedroom Two 11'1 x 8'8 (3.38m x 2.64m)



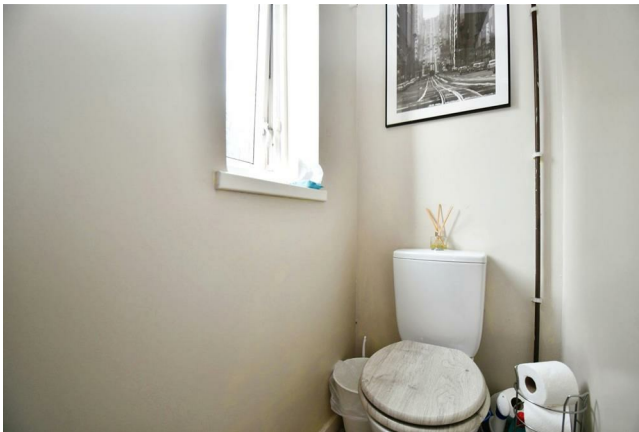
With carpeted flooring, UPVC window to rear aspect, central heating radiator and built in storage cupboard.

Bathroom 6'3 x 8'10 max (1.91m x 2.69m max)



Bath with mixer shower over and pedestal hand wash basin. wall tiling to water sensitive areas, , central heating radiator, vinyl flooring and UPVC window to front aspect.

Separate wc



With low flush wc, vinyl flooring and UPVC window to front aspect

Outside



To the front of the property there is a small fenced and gravelled courtyard whilst the property enjoys an open aspect over green area and is approached by pedestrian access. To the rear of the property there is an enclosed garden laid mainly to lawn with gate access and a detached garage with up and over door and internal door into rear garden.

Tenure

The property is Freehold

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC

EPC rating 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.

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 - Standard construction. The property does not appear on Hull City Council Non-standard construction lists however purchaser should rely upon their own survey

Conservation Area - No

Flood Risk - No Risk

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

Broadband - Basic 12 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

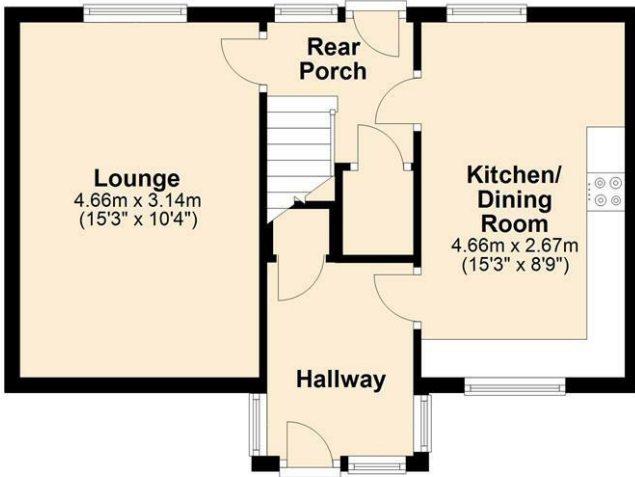
Planning - None

Whitakers Estate Agent Declaration:

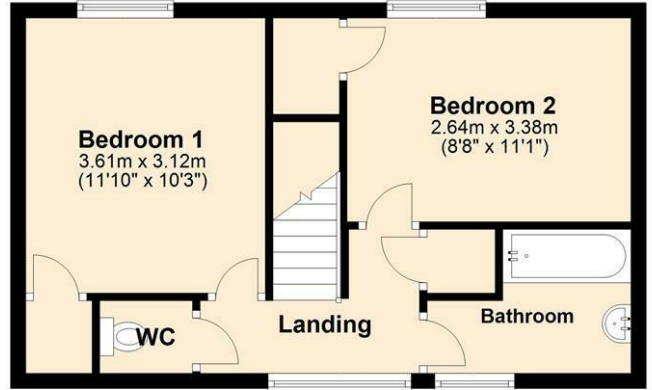
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

Ground Floor

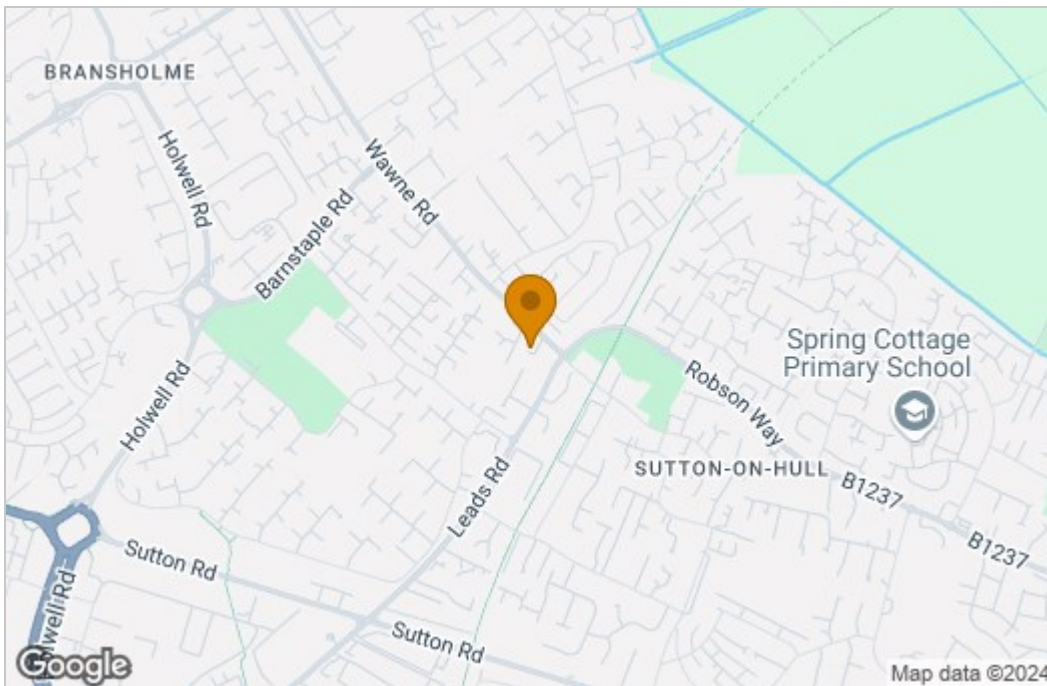


First Floor

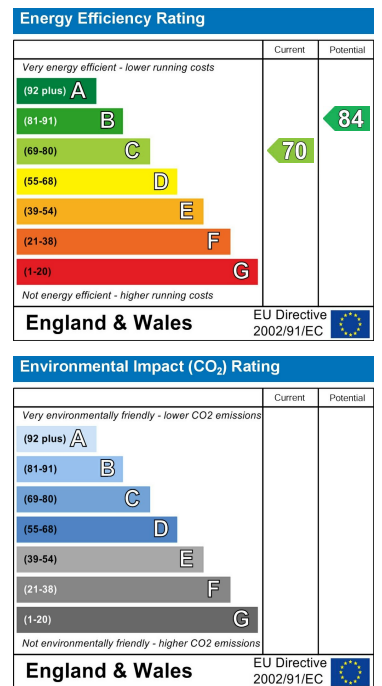


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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.