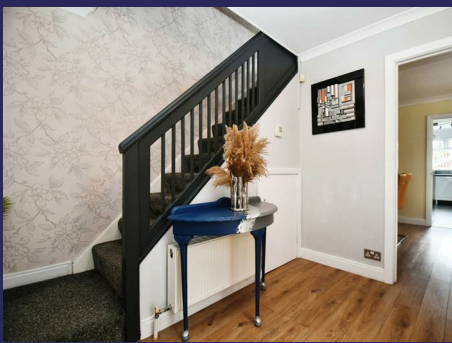


# Whitakers

Estate Agents



## 7 Larard Avenue, Hull, HU6 7BD

**Offers Over £180,000**

This immaculately presented 3 bedroom semi-detached property is available to purchase with NO ONWARD CHAIN!

Ideally positioned on a quiet cul-de-sac, well situated for local shops, schools and amenities, the property enjoys excellent transport links into and around the City as well as to Beverley and to the range of facilities at Kingswood Retail Parks.

Offering spacious family accommodation in "move-in" condition, the property briefly comprises; entrance hallway, lounge, dining room, fitted kitchen and downstairs cloakroom to the ground floor, there are 3 generously sized bedrooms and a family bathroom to the first floor.

Having the additional benefit of off road parking for two vehicles to the front together with a detached garage and a lovely spacious rear garden, the property also features gas central heating and majority uPVC glazing and internal viewing is strongly recommended to fully appreciate the standard of accommodation available!

## The Accommodation Comprises

Entrance Hallway 9'1 x 9'2 (2.77m x 2.79m)



uPVC side entrance door into spacious hallway with laminate flooring and stairs to first floor with under stair storage and door into....

### Downstairs Cloakroom

With low flush wc, laminate flooring and window to side aspect.

Lounge 16'8 x 11'7 (5.08m x 3.53m)



Bright and spacious lounge with uPVC windows to front and side aspect, laminate flooring, tower radiator and wall mounted feature electric fire.

Dining Room 9'4 x 11'7 max (2.84m x 3.53m max)



With laminate flooring, uPVC window to side aspect and central heating radiator.

Kitchen 12'10 x 11'6 (3.91m x 3.51m)



With a range of fitted wall and base units, contrasting work surfaces and splashbacks. Space for range cooker with extractor over and composite sink with mixer taps. Plumbing for under counter washing machine, dryer and dishwasher, laminate tiled flooring and uPVC window and door into rear garden.

## First Floor Landing



Stairs from entrance hallway rising to first floor landing with carpeted flooring, central heating radiator and storage cupboards/wardrobes with sliding doors.

Bedroom One 13'6 x 11'8 (4.11m x 3.56m)



With UPVC window to front, carpeted flooring, fitted sliding wardrobes, built in storage cupboard and central heating radiator.

Bedroom Two 8'1 x 11'8 (2.46m x 3.56m)



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

Bedroom Three 12'10 x 5'6 (3.91m x 1.68m)



With uPVC window to side aspect, carpeted flooring and central heating radiator.

### Bathroom 8'3 x 5'6 (2.51m x 1.68m)



Bath with dual head mains shower over and glazed screen, low flush wc and pedestal hand wash basin. Chrome heated towel rail, tiled walls and flooring and UPVC window to side aspect.

### Outside



The front of the property is laid to aggregate and provides off road parking for two vehicles whilst the shared side driveway leads to the garage. The spacious rear garden is accessed via a side gate and features paved patio and decked seating areas, gravelled borders, outdoor lighting and artificial lawn to the rear giving additional seating whilst there is a large storage shed with electric supply and fencing to perimeters.

### Garage

The garage is accessed via shared side driveway and features up and over door, electric supply and alarm.

### Tenure

The property is Freehold

### Council Tax

Council Tax band B

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/Tile

Conservation Area - No

Flood Risk - Medium

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - None specific to the property

### Whitakers Estate Agent Declaration:

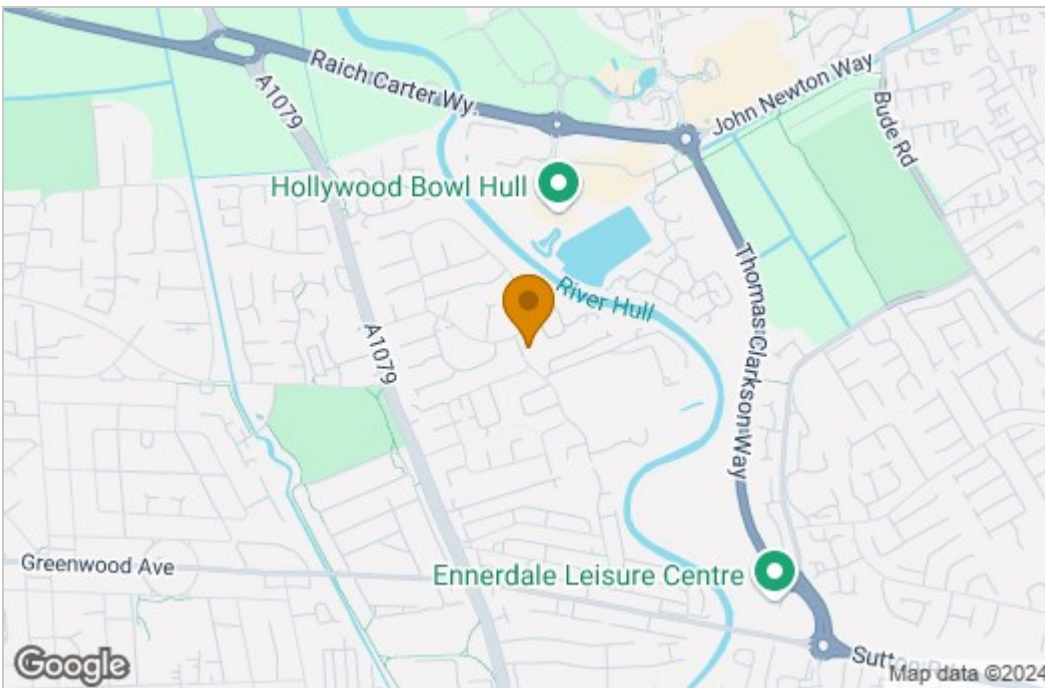
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

# Floor Plan

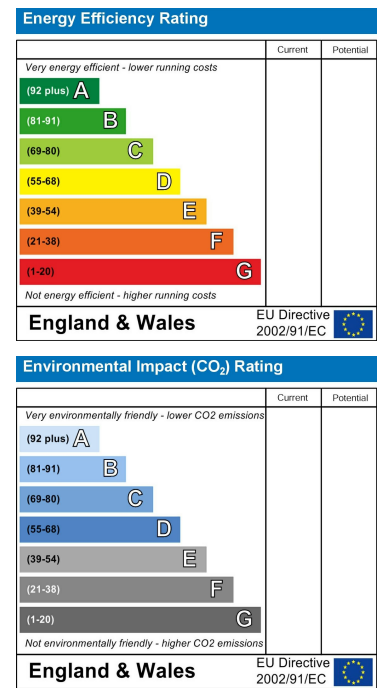


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.