

Whitakers

Estate Agents



35 Lagoon Drive, HU7 4YW

Offers Over £150,000

This immaculately presented 3 bedroom Semi-Detached family home is available to purchase with NO ONWARD CHAIN!

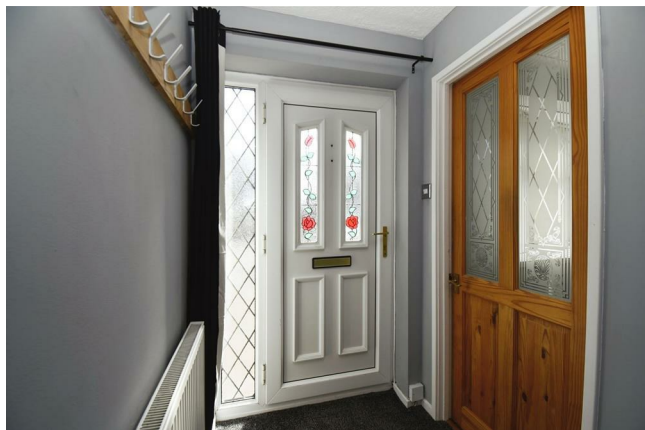
Ideally situated in peaceful position just a short walk to Historic Sutton Village and its range of amenities, the property is also close to highly regarded local schools and enjoys excellent transport links around the City!

Having been much improved by the current owners, the property briefly comprises; entrance hallway, lounge and dining kitchen to the ground floor whilst to the first floor there are 3 bedrooms and a family bathroom.

Also benefitting from off road parking and private side driveway, rear garden and garage which has been converted to a bar together with gas central heating and uPVC glazing throughout, early viewing is recommended!

The Accommodation Comprises

Entrance Hallway



Upvc double glazed entrance door and window, gas central heating radiator and a staircase to the landing off.

Lounge 13'7" x 12'7" (4.15 x 3.84)



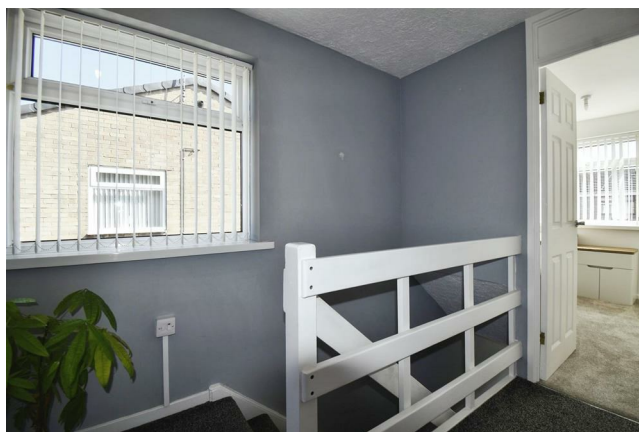
Upvc double glazed bow window, gas central heating radiator, coved ceiling, laminate flooring and an under stairs storage cupboard.

Dining Kitchen 10'7" x 15'10" (3.24 x 4.83)



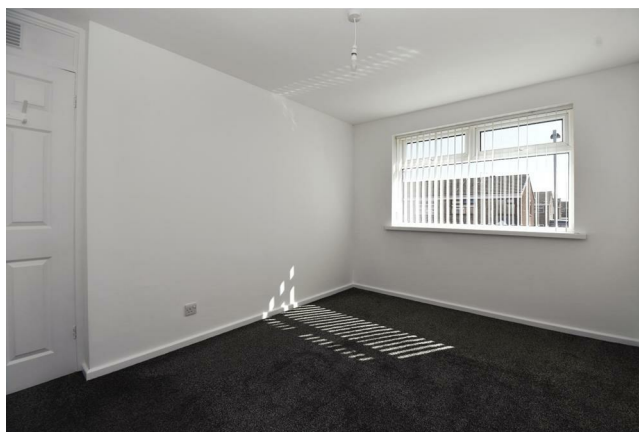
Upvc double glazed window, side entrance door and double doors leading to the garden, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and tiled splash backs, stainless steel single drainer sink unit with a mixer tap, plumbing for an automatic washing machine, split level double oven and hob with a cooker hood over and a coved ceiling.

First Floor Landing



Upvc double glazed window, storage cupboard and access to the loft space.

Bedroom One 12'5" x 9'8" (3.81 x 2.97)



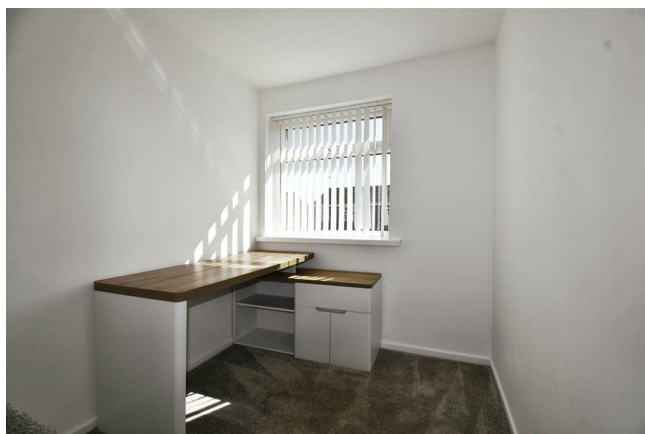
Upvc double glazed window to the front elevation and a gas central heating radiator.

Bedroom Two 11'4" x 9'8" (3.46 x 2.96)



Upvc double glazed window to the rear elevation, gas central heating radiator, coved ceiling and a dado rail.

Bedroom Three 9'5" x 6'7" (2.88 x 2.03)



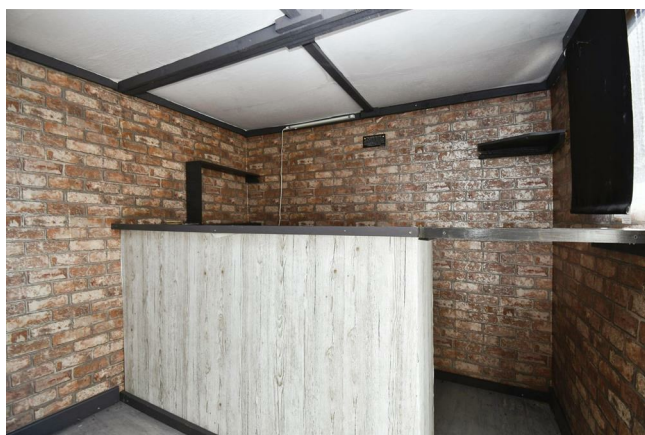
Upvc double glazed window to the front elevation and a gas central heating radiator.

Bathroom



Upvc double glazed window, towel rail gas central heating radiator, fully tiled and fitted with a three piece suite comprising shower cubicle, pedestal wash basin and a low flush WC, and an extractor fan.

Garage/Bar



Pre cast sectional garage with an up and over door to the front. The rear half of the garage has been converted to a bar with with a side access door and window.

Outside



To the front of the property there is a block paved garden complimenting the side driveway and providing ample off street parking. The garden has a brick boundary wall and the driveway leads to the garage. At the rear of the property there is a block paved patio area and a paved and low maintenance gravelled garden beyond with boundary fencing.

Tenure

The property is Freehold

Council Tax

Council Tax band B

Kingston upon Hull City Council

EPC

EPC rating D

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

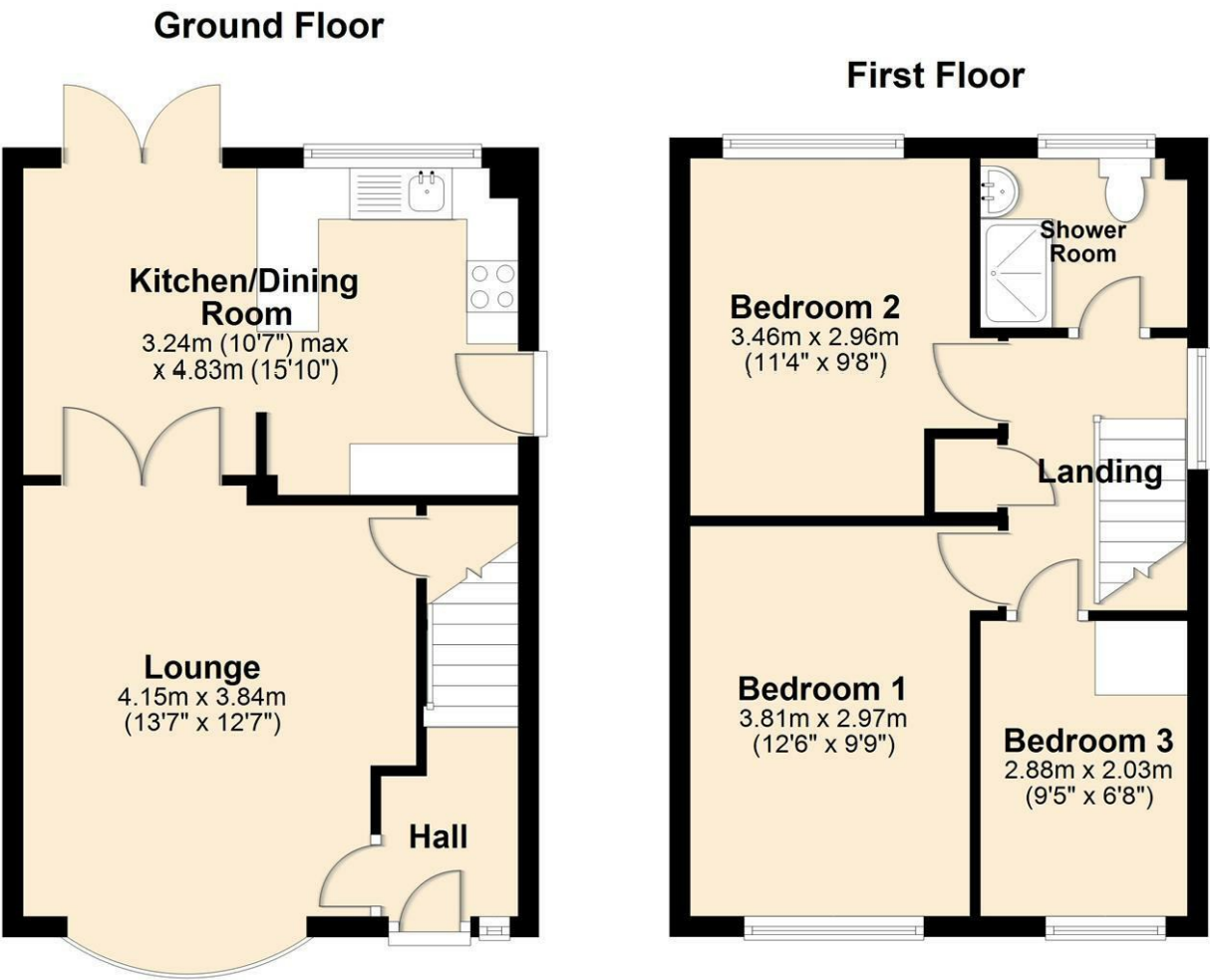
Flood Risk - Very Low

Mobile Coverage/Signal - EE, Vodafone, Three,
O2
Broadband - Basic 3 Mbps, Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

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.

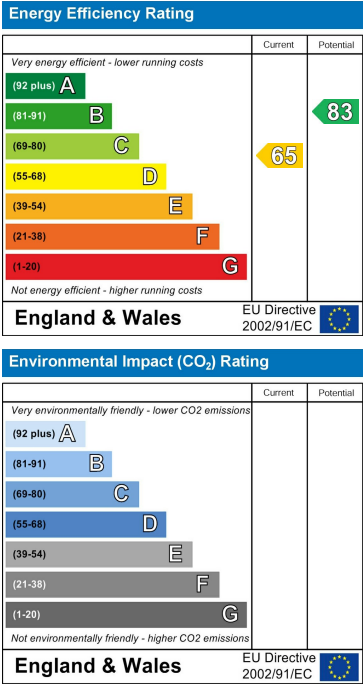
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.