

# Whitakers

Estate Agents



## 3 The Lawns, Hull, HU7 4QT

**Asking Price £99,950**

SITUATED IN THIS PRESTIGE BUILDING WITHIN THE VERY HEART OF THE SOUGHT AFTER VILLAGE OF SUTTON-ON-HULL AND JUST A STROLL TO THE MANY AND VARIED AMENITIES IT HAS TO OFFER, THIS GROUND FLOOR APARTMENT WILL APPEAL TO THE FIRST TIME BUYER, THE PURCHASER LOOKING TO DOWNSIZE, THE BUSY PROFESSIONAL AND OF COURSE, THE DISCERNING INVESTOR WITH AN EYE ON THE LUCRATIVE LETTINGS MARKET. THE PROPERTY IS APPROACHED WITHIN SECURE GROUNDS AND THE BUILDING RECEPTION HALL BOASTS A MAGNIFICENT STAIRCASE. ENTRANCE TO THE SELF CONTAINED GROUND FLOOR ACCOMMODATION LEADS TO A PRIVATE ENTRANCE HALL, LOUNGE AND AN OPEN PLAN KITCHEN AREA WITH APPLIANCES, A BEDROOM AND A CONTEMPORARY SHOWER ROOM. WITH GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY ENJOYS CAR PARKING AMENITIES WITHIN THE SECURITY GATES AND A BICYCLE STORE. OFFERS BUNDLES OF CHARM AND CHARACTER AND INTERNAL INSPECTIONS ARE WELCOME.

### Entrance Hall

An extremely impressive welcome which boast a spectacular staircase

### Private Entrance Hall



Having a built in storage cupboard and giving access to:

### Lounge and Open Plan Kitchen 21'0" x 18'9" (6.41 x 5.74)



Measurements into a deep angled bay window to the front aspect of the building and boasting a considerable ceiling height. There is a range of fitted floor and wall units with contrasting preparation surfaces having an inset round bowl stainless steel sink unit with mixer tap. Spotlights to the ceiling, plumbing for an automatic washing machine and integrated appliances include an electric oven and hob, a stainless steel over head extractor canopy and a fridge freezer.

### Bedroom



Window to the side aspect and a radiator

### Bathroom



A contemporary suite to comprise panelled

shower bath, wash hand basin with a pedestal and a dual flush low level wc. Partially tiled walls, spotlights to the ceiling, an extractor fan and a chrome heated towel rail.

### Outside



A key coded personnel door allows pedestrian access to the grounds and there are electronic vehicular gates to allow secure car parking amenities which are laid to aggregates. There is also a secure bicycle store

### Council Tax

Hull City Council - band B

### Tenure

This property is Leasehold

### The Property is subject to Leasehold

We understand the leasehold which started 13th August 2009, Lease ends 01/01/2259

Ground rent is £150 per year

Service charge 01/01/2025 to 31/12/2025 £1000 was last annual charge

### 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 -

Flood Risk -Low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

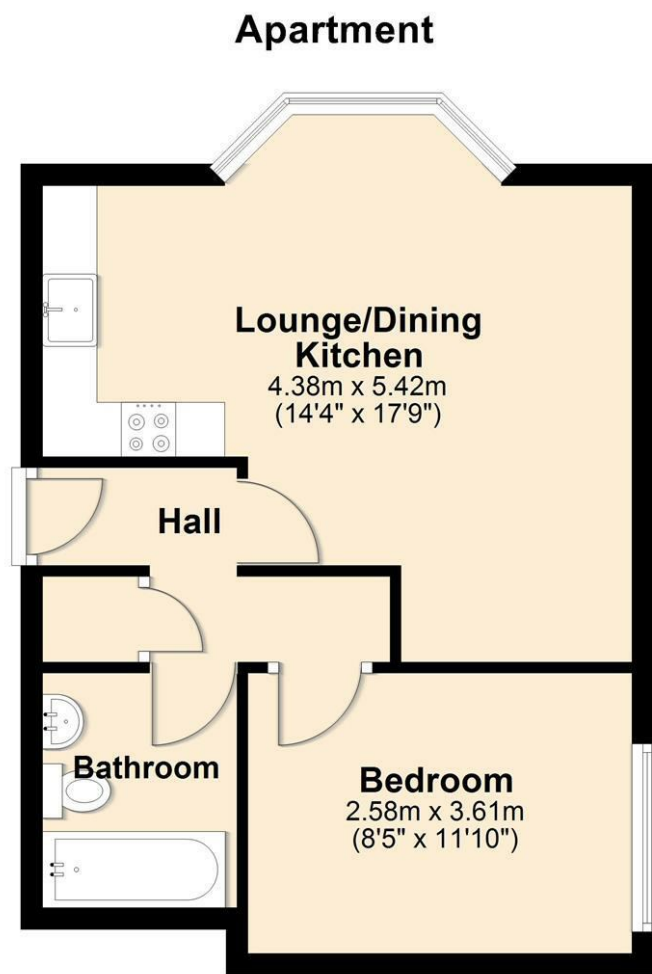
Coalfield or Mining Area -No

Planning -No

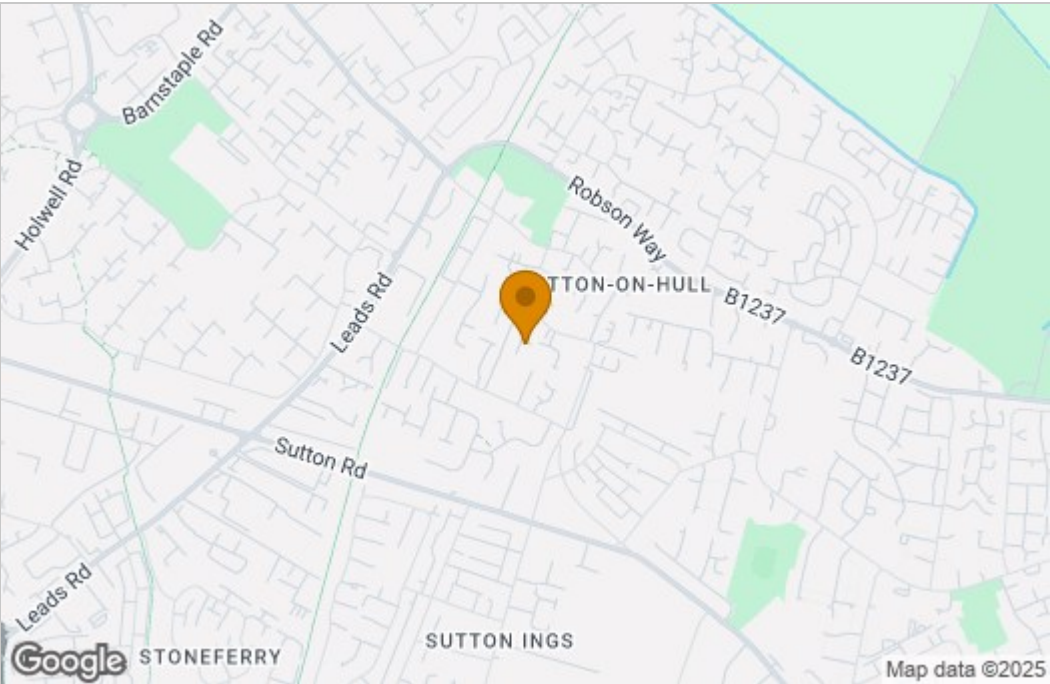
**Whitakers Estate Agent Declaration:**

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.

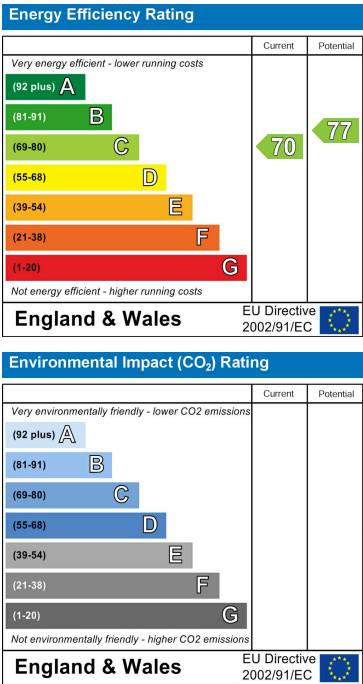
Floor Plan



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