

# Whitakers

Estate Agents



18 Larne Road

, Hull, HU9 4UD

Offers In The Region Of £110,000





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## The Accommodation Comprises

### Entrance Porch

uPVC entrance porch with uPVC door into....

### Hallway

With carpeted flooring, uPVC window to front aspect, electric heater, storage cupboard and stairs to first floor.

### Lounge

14'7 x 12' (4.45m x 3.66m)

With uPVC bay window to front aspect, carpeted flooring, fire surround with inset living flame gas fire, telephone point and double doors into....

### Dining Room

8'3 x 12' (2.51m x 3.66m)

With carpeted flooring, uPVC door and window to rear aspect and door into....

### Kitchen

11'10 x 9' (3.61m x 2.74m)

With a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. Composite 1 1/2 bowl sink drainer, space for free standing cooking appliance with extractor over and under counter appliances, laminate flooring and uPVC door and window to rear garden.

### First Floor Landing

Stairs from entrance hallway to first floor landing with carpeted flooring.

### Bedroom One

11'4 x 12' (3.45m x 3.66m)

uPVC window to front aspect, fitted wardrobes, built in cupboard and carpeted flooring.

### Bedroom Two

9' x 12' (2.74m x 3.66m)

uPVC window to rear aspect and carpeted flooring.

### Bedroom Three

11'4 x 7'9 (3.45m x 2.36m)

uPVC window to front aspect and carpeted flooring.

### Bathroom

8'10 x 4'10 (2.69m x 1.47m)

Panel bath with electric shower over and hand wash basin housed in vanity unit. Vinyl flooring, tiled walls, wall heater and uPVC window to rear aspect.

### Separate wc

With low flush wc and uPVC window to rear aspect.

### Outside

The low maintenance front garden is majority block paved with potential for off road parking (subject to permissions) whilst the shared side passageway leads to the rear of the property where a uPVC door gives access. The spacious and private rear garden is laid mainly to lawn with a block paved patio and gravelled beds with fencing to perimeters whilst there are two handy brick built storage sheds with uPVC doors, the larger with uPVC window to rear.

### Tenure

The property is Freehold

### Council Tax

Council Tax band A  
Kingston upon Hull City Council

### EPC

EPC rating Awaited

Tel: 01482 877177

### 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 - Low

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

Broadband - Basic 7 Mbps, Ultrafast 1500 Mbps

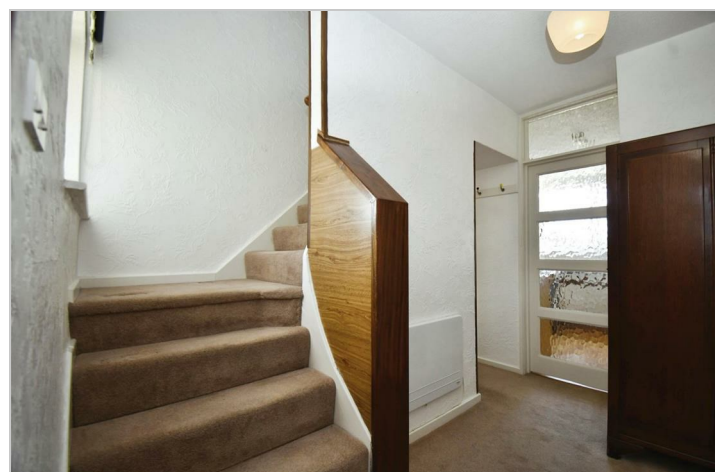
Coastal Erosion - No

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.



Road Map



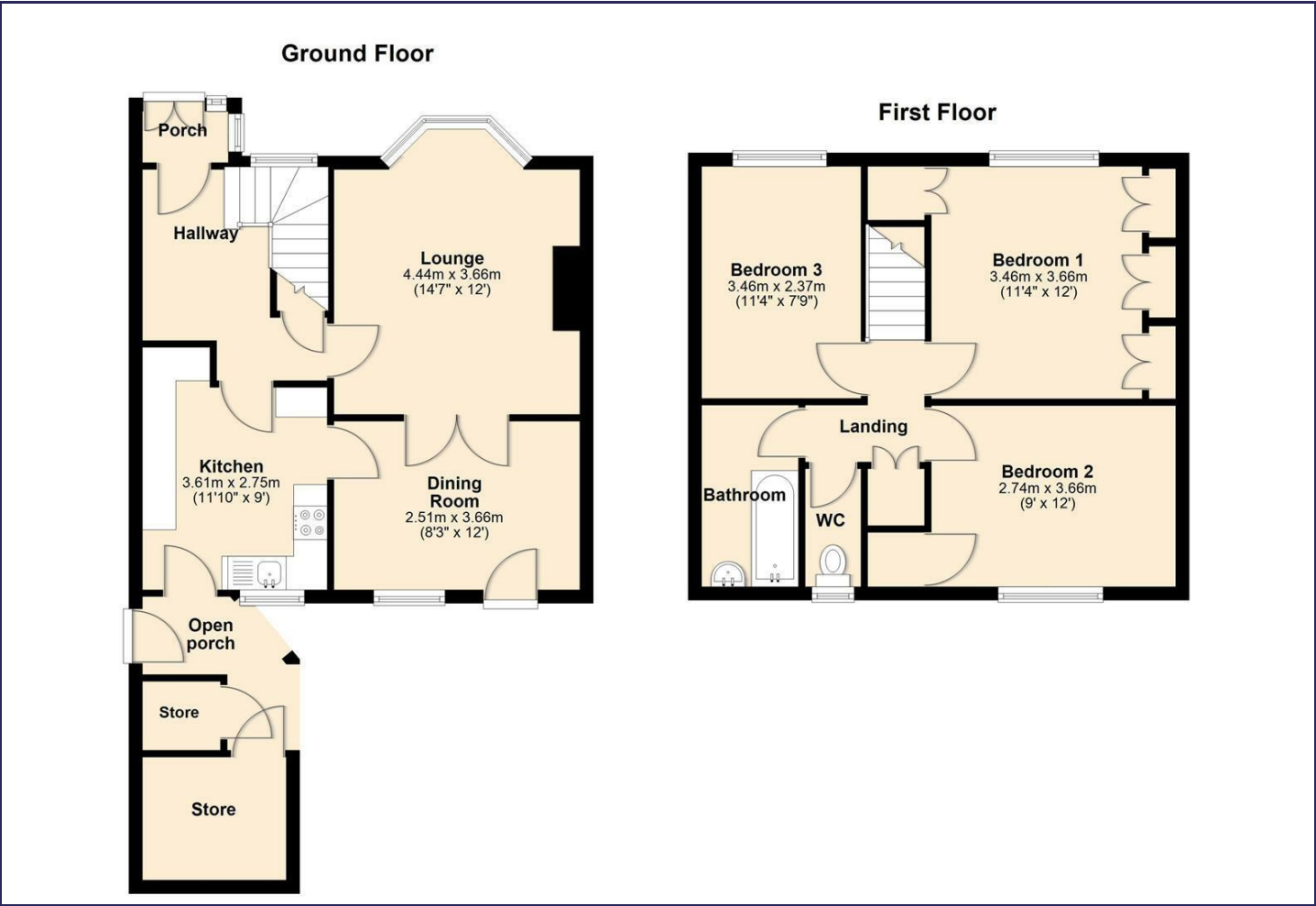
Hybrid Map



Terrain Map



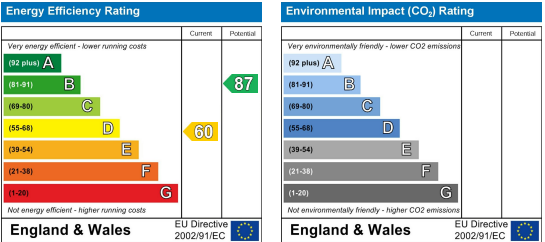
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

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.