

Whitakers

Estate Agents



28 Larkin Lane, Hull, HU7 3NA

Asking Price £230,000

Popular design of three storey properties on the Kingswood development, this STUNNING semi detached house enjoys fabulous space accommodating for a family looking for that bit of extra room. The property briefly comprises entrance hall, cloak room, lounge and fitted dining kitchen to the ground floor, three bedrooms and family bathroom to the first floor and master bedroom with dressing area and en suite facilities to the top floor. With attractive gardens and a side driveway to a brick built garage, the property has gas central heating to radiators and double glazing and should be viewed at the earliest opportunity to avoid disappointment.

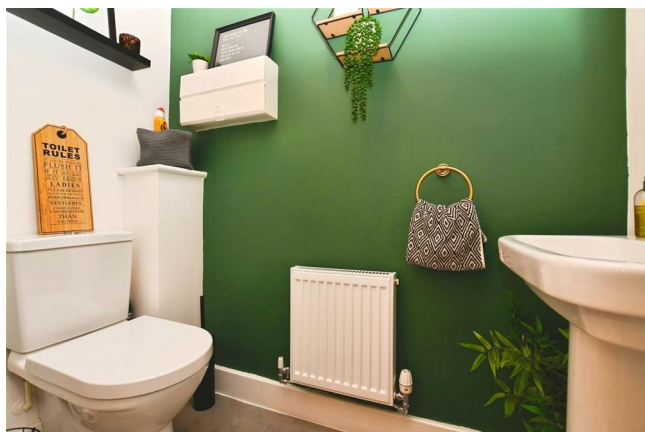
The Property Comprises

Entrance Hall



Enter through a composite door, feature tiled flooring, radiator and storage cupboard under the stairs.

Downstairs Cloakroom



A low level WC, wash hand basin with pedestal, a radiator and tiled floor.

Kitchen/Diner 15'5" x 9'4" (4.71 x 2.85)



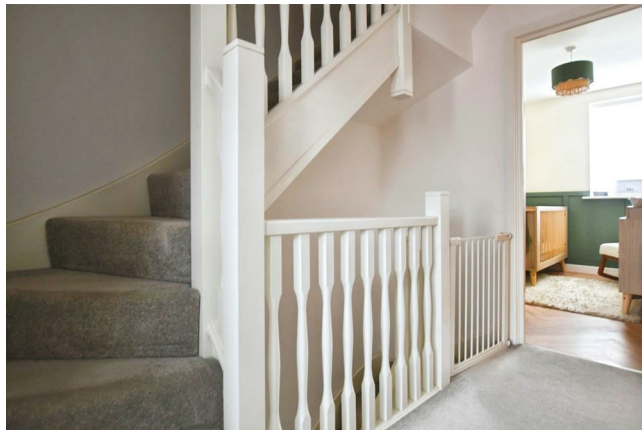
A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. uPVC window to the front aspect, tiled floor and splash back tiling, a radiator and integrated appliances include an electric oven and induction hob, over head extractor canopy, a dishwasher, washing machine and a fridge/freezer.

Lounge 10'9" x 16'3" (3.29 x 4.97)



With uPVC French doors and screens to the rear access giving views over the rear garden, carpeted flooring and radiator.

First Floor Landing



With built in storage cupboard and carpeted flooring.

Bedroom Two 13'11" x 9'4" (4.26 x 2.87)



uPVC Window to the rear aspect, radiator and stylish herringbone laminate flooring.

Bedroom Three 12'2" x 8'7" (3.73 x 2.63)



uPVC window to the front aspect, fitted wardrobes, radiator and carpeted flooring.

Bedroom Four 10'7" x 7'1" (3.25 x 2.16)



uPVC window to the rear aspect, radiator, stunning wall paneling and herringbone style laminate flooring.

Bathroom



A white suite to comprise panelled bath, wash hand basin with pedestal and a low level wc. Attached shower unit over the bath with shower screen to the bath side, tiled floor and partially tiled walls, uPVC window to the front aspect and radiator.

Second Floor Landing

Carpeted flooring and radiator leading into the;

Master Bedroom 19'6" x 12'3" (5.95 x 3.74)



Window to the front aspect, mirror fronted fitted sliding doors to wardrobes, carpeted flooring and a radiator.

En-Suite



A plumbed shower unit within an independent enclosure, wash hand basin with a pedestal and a low level wc. Tiled floor walls, a towel radiator and a "Velux" style window.

Outside



To the front of the property is an open plan garden laid to lawn, paved walkway and to the rear is an enclosed garden laid to lawn with paved area, raised planters, mature plants and decorative aggregates with side access.

Garage

Brick built, accessible via a side driveway and having electricity supplied.

Council Tax

Hull City Council
Band D

Tenure

This property is Freehold.

EPC

EPC rating B

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 - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

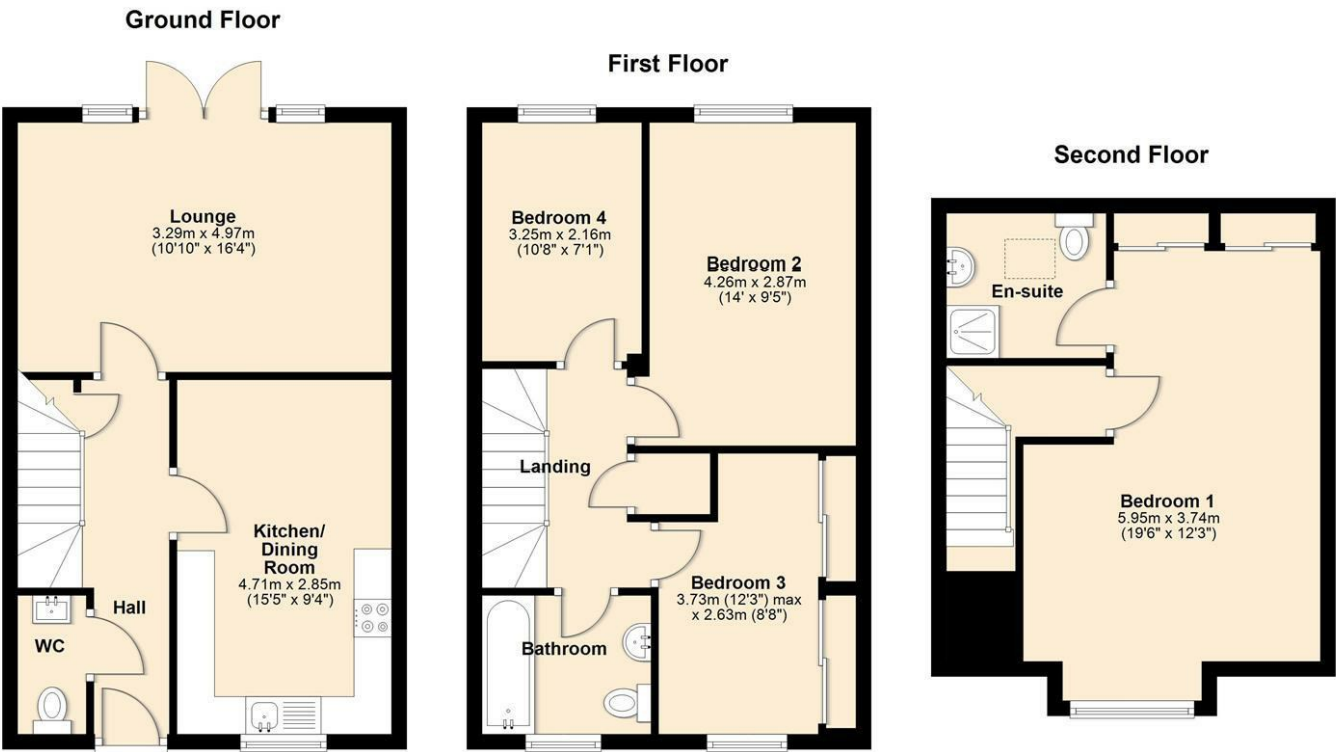
Planning - No

Whitakers Estate Agent Declaration:

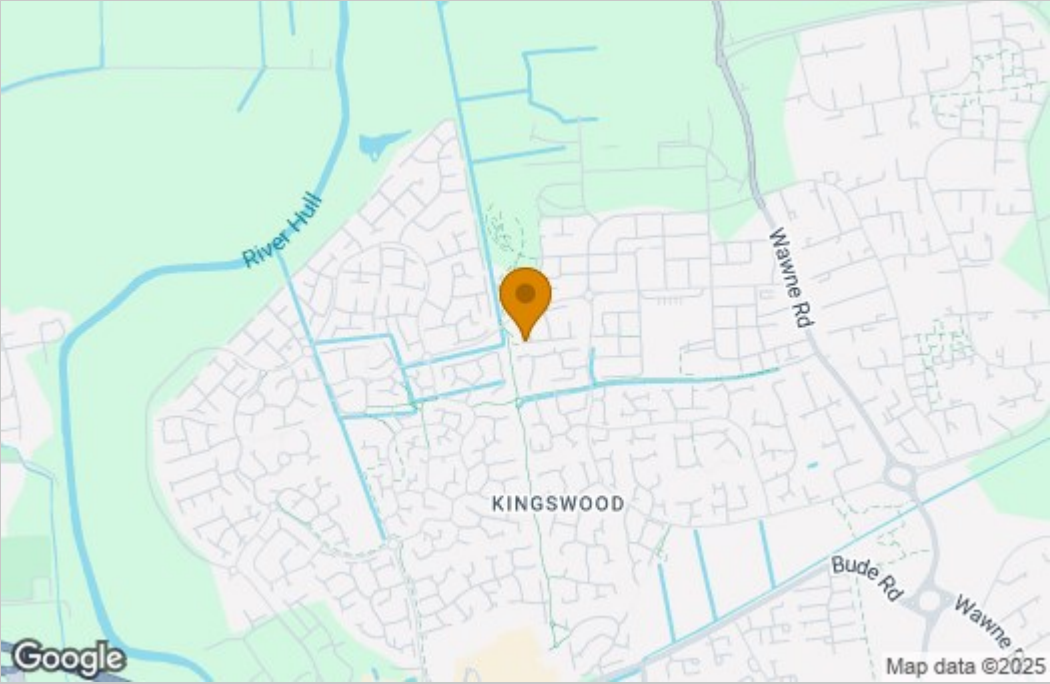
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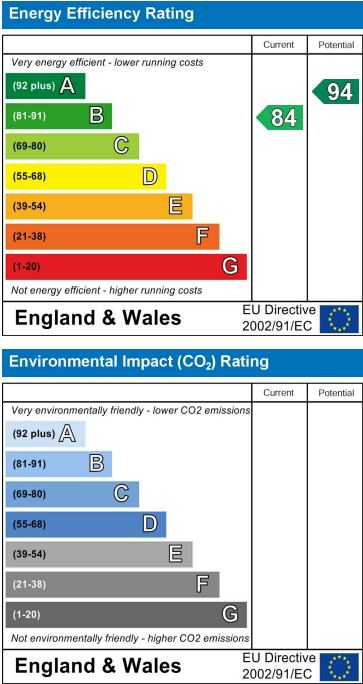
Floor Plan



Area Map



Energy Efficiency Graph



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