

Whitakers

Estate Agents



26 Memory Lane, Hull, HU7 3LP

Asking Price £235,000

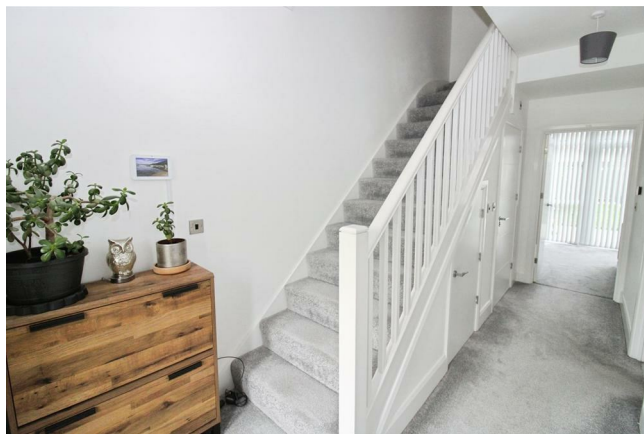
SITUATED ON THE EVER POPULAR KINGSWOOD DEVELOPMENT, HANDILY PLACED FOR ALL OF THE SHOPPING AND LEISURE AMENITIES THAT IT HAS TO OFFER AND WITHIN A STROLL TO WELL REGARDED PRIMARY AND SENIOR SCHOOLS, THIS SEMI DETACHED HOUSE TICKS ALL OF THE BOXES FOR MODERN DAY LIVING.

THE PROPERTY COMPRISES RECEPTION HALL, CLOAK ROOM, LOUNGE, FITTED DINING KITCHEN WITH APPLIANCES, THREE BEDROOMS WITH THE MASTER ENJOYING EN SUITE AMENITIES AND A FAMILY BATHROOM.

HAVING GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY IS SET WITHIN PLEASANT GARDENS WITH A SIDE DRIVEWAY TO A BRICK BUILT GARAGE AND THERE IS THE ADDED BONUS OF SOLAR PANELS AFFIXED TO THE ROOF TO HELP REDUCE ELECTRICITY COSTS.

A FABULOUS OPPORTUNITY, APPOINTMENTS TO VIEW INTERNALLY ARE WELCOME

Reception Hall



Staircase off, a radiator and a useful under stairs storage cupboard.

Cloak Room



Wash hand basin with a pedestal, low level wc unit and a radiator.

Lounge 18'9" x 9'6" (5.72 x 2.92)



Window to the side aspect and French Doors and screens to the rear aspect allowing plenty of natural light. There is also a radiator.

Dining Kitchen 18'4" x 11'5" (5.60 x 3.50)



A lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with monobloc tap. Window to the front and personnel door to the side aspects, spotlights to the ceiling, plumbing for an automatic washing machine and integrated appliances include an electric oven and hob, stainless steel over head extractor canopy and a dishwasher.

Landing

Giving access to:

Bedroom One 14'9" x 11'1" (4.50 x 3.40)



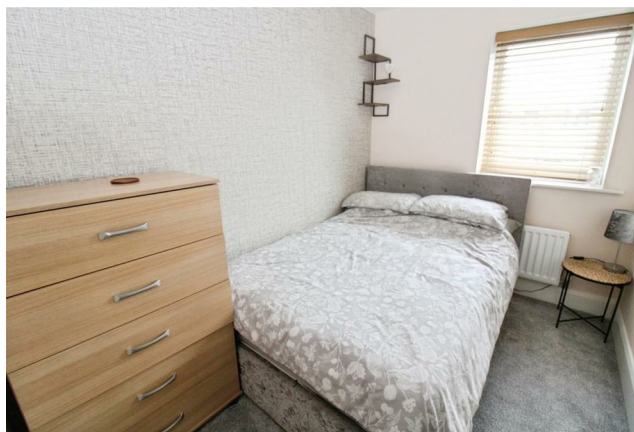
Window to the front aspect, fitted wardrobes and a radiator.

En Suite 8'2" x 5'1" (2.50 x 1.55)



A plumbed shower unit within an independent double size enclosure, wash hand basin with a pedestal and a low level wc unit. Tiled floor and walls, spotlights to the ceiling, an extractor fan and a chrome heated towel rail.

Bedroom Two 11'6" x 9'10" (3.52 x 3.00)



Window to the rear aspect and a radiator.

Bedroom Three 9'10" x 6'11" (3.00 x 2.12)



Window to the rear aspect and a radiator.-

Family Bathroom 7'4" x 6'6" (2.25 x 2.00)

A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc unit. Tiled floor and partially tiled walls, spotlights to the ceiling, a shower attachment to the bath with a shower screen to the bath side and a chrome heated towel rail.

Gardens

To the front of the property is a small open plan garden and to the rear is an enclosed garden laid to lawn with a paved patio area and a decking seating area.

Garage

Brick built with up and over vehicular door, electricity supply and accessible via a side driveway.

Tenure

This Property is Freehold.

Council Tax

Hull City Council
Band C

EPC

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 - Bick under tiled roof

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

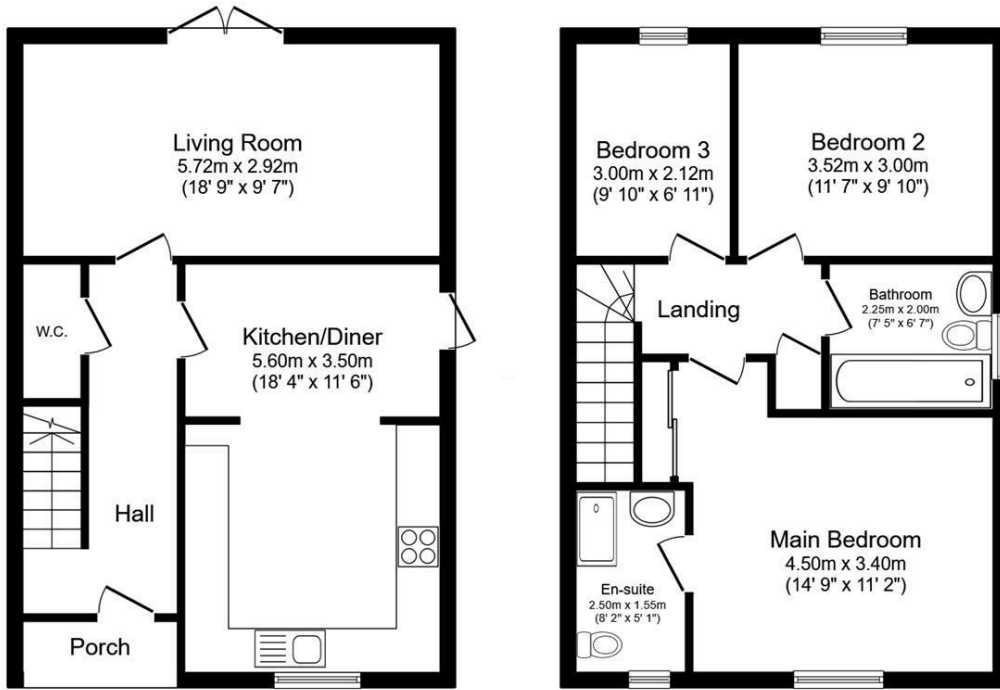
Coalfield or Mining Area -No

Planning -No

Whitakers Estate Agent Declaration:

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



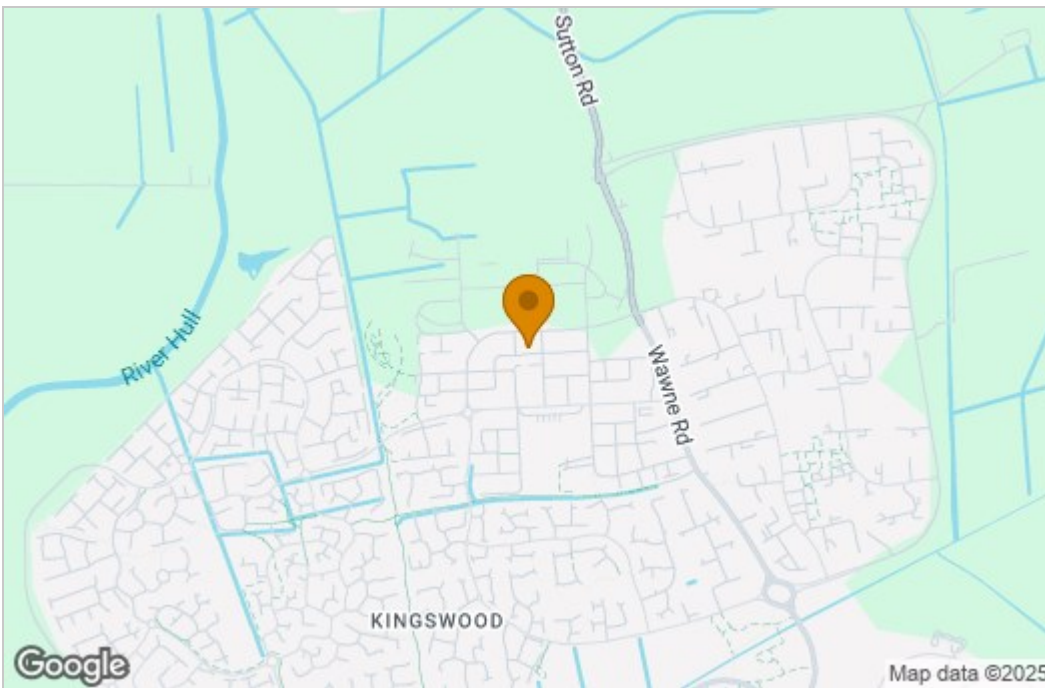
Ground Floor
Floor area 49.3 sq.m. (531 sq.ft.)

First Floor
Floor area 49.3 sq.m. (531 sq.ft.)

Total floor area: 98.6 sq.m. (1,061 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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