

# Whitakers

Estate Agents



## 1 Linnet Drive, Hull, HU8 9UH

**Offers Around £215,000**

AMAZING POTENTIAL, REQUIRING UPDATING AND MODERNISATION!

This four bed detached house requires a programme of upgrading and modernisation yet has the potential to be a great, spacious family home!

Situated on the ever popular Howdale Road development, with sought after schools and Sutton village within walking distance together with excellent transport links around the City, the property is available to purchase with NO ONWARD CHAIN!

Briefly, entrance hall, downstairs cloakroom, lounge, separate dining room and kitchen to the ground floor, there are four generously sized bedrooms and the family bathroom to the first floor.

Also benefitting from front, rear and side gardens together with garage and driveway, viewing is recommended!



## The Accommodation Comprises

### Entrance Hallway

With storage cupboard and door to downstairs cloakroom.

### Downstairs Cloakroom

Low flush wc, hand wash basin, central heating radiator and portal UPVC window to front.

Lounge 14'9 x 14'1 (4.50m x 4.29m)



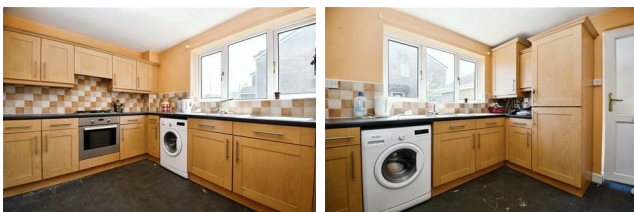
With UPVC window to Front aspect, two central heating radiators, stairs to first floor landing and living flame gas fire (untested)

Dining Room 8'7 x 11' (2.62m x 3.35m)



UPVC door and side window, central heating radiator.

Kitchen 8'6 x 11'2 (2.59m x 3.40m)



With a range of base and wall units, contrasting work surfaces and tiled splash backs, stainless steel sink/drainer, integral fridge freezer, plumbing for an automatic washing machine, uPVC double glazed window to the rear aspect, storage cupboard and radiator. UPVC double glazed door leads to the side aspect.

## First Floor Landing



Stairs from lounge to first floor landing with UPVC window to side aspect and loft access hatch.

Bedroom One 11'6 x 11'6 max (3.51m x 3.51m max)



With UPVC window to front aspect and central heating radiator.

Bedroom Two 12' x 10'6 max (3.66m x 3.20m max)



With UPVC window to rear aspect and central heating radiator.

### Bedroom Three 8'4 x 10'11 (2.54m x 3.33m)



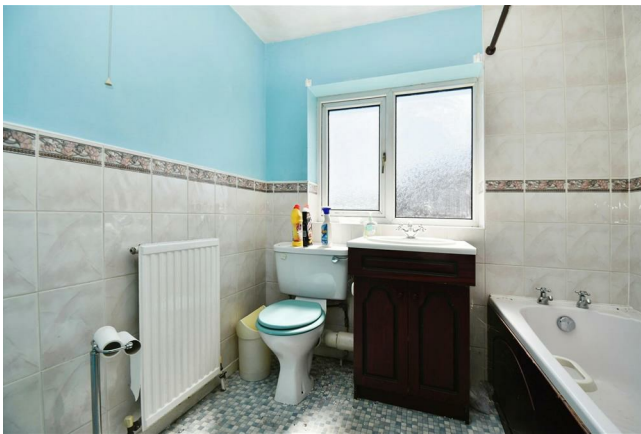
With UPVC window to front aspect and central heating radiator.

### Bedroom Four 8'8 x 11'10 max (2.64m x 3.61m max)



With UPVC window to rear aspect and central heating radiator.

### Bathroom 9'3 x 7'2 max (2.82m x 2.18m max)



With panel bath, electric shower (untested), a low level wc, and vanity wash hand basin. uPVC double glazed window to the rear aspect, vinyl flooring and central heating radiator. Partial tiled walls and storage cupboard.

### Outside



To the front of the house there is off road parking

via private drive leading to integral garage and lawn garden to the front and side aspect.

To the rear of the house, the lawn garden has a sunny aspect and high level timber fence boundaries.

### Garage

Integral garage with up and over door.

### Tenure

The property is Freehold

### Council Tax

Council Tax band D

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 - Low

Mobile Coverage/Signal -

Broadband - Basic 6 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - EE , Vodafone, Three, O2

Coalfield or Mining Area - No

Planning - Non specific for the property

### 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.

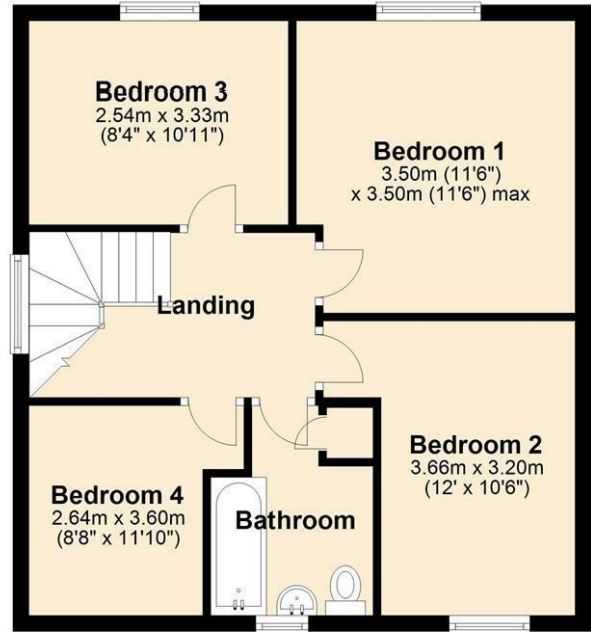


# Floor Plan

## Ground Floor



## First Floor

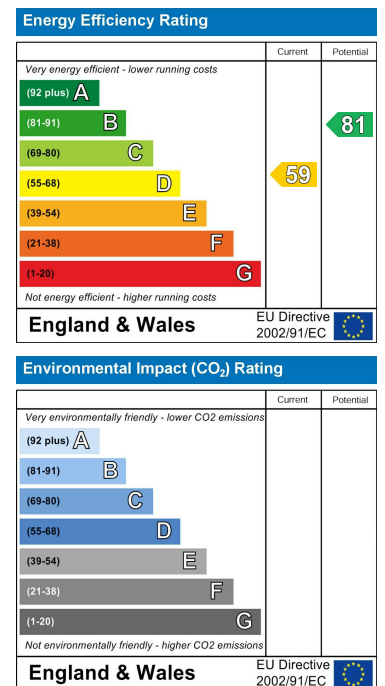


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## 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.