

Whitakers

Estate Agents



38 Lynton Avenue, Hull, HU5 3TH

£119,950

Offered to the market with no chain involved !!

Situated off Chanterlands Avenue giving easy access to local amenities and transport access to the city centre. This three bedroom mid terrace property is in need of updating and offers great potential. The property briefly comprises : hallway, lounge, dining room, kitchen and WC to the ground floor. To the first floor are three bedrooms and a wet room. The property has generous sized gardens to the front and rear with potential off street parking subject to permissions to the front and rear gardens.

Accommodation Comprises

Entrance Porch

UPVC double glazed entrance door and window.
Leads to:

Hallway

Entrance door, under stairs storage cupboard, staircase leading to the first floor and radiator.

Lounge 13'8" x 11'5" max (4.17 x 3.48 max)

UPVC double glazed window, feature fireplace, coved ceiling and dado rail.

Dining Room 17'6" x 11'4" max (5.34 x 3.46 max)

UPVC double glazed window, radiator, coved ceiling and dado rail.

Kitchen 10'10" x 8'11" max (3.32 x 2.73 max)

Two UPVC double glazed windows and rear entrance door. A range of base, wall and drawer units with fitted worktops and single drainer sink unit. Plumbing for an automatic washing machine and gas central heating boiler.

WC

UPVC double glazed window and low flush WC.

Landing

Picture rail and access to the loft space.

Bedroom One 13'1" x 11'3" max (4.01 x 3.45 max)

UPVC double glazed window, storage cupboard and radiator.

Bedroom Two 11'10" x 9'11" max (3.62 x 3.04 max)

UPVC double glazed window, storage cupboard and radiator.

Bedroom Three 8'9" x 10'8" max (2.68 x 3.26 max)

UPVC double glazed window and radiator.

Wet Room

UPVC double glazed window, electric shower, low flush WC and wash basin.

Externally

The property has generous sized gardens to the front and rear with potential off street parking subject to permission to the front and rear gardens.

Tenure

The property is freehold.

Council Tax Band

Council Tax Band A

Material Information

Construction - Standard
Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - Basic 2 Mbps / Ultrafast 1000 Mbps
Broadband - EE / Vodafone / Three / O2
Coastal Erosion - No
Coalfield or Mining Area - No

Additional products and services

Whitakers 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.

Disclaimer

Services, fittings & equipment referred to in these sale 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.

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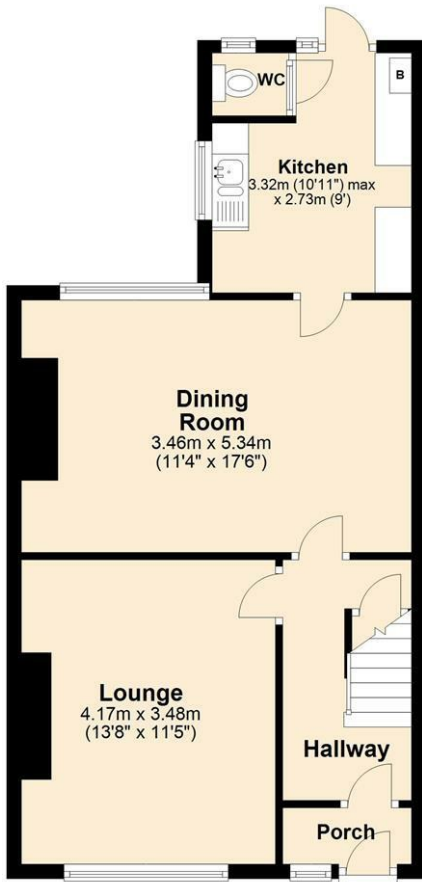
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Sales valuations

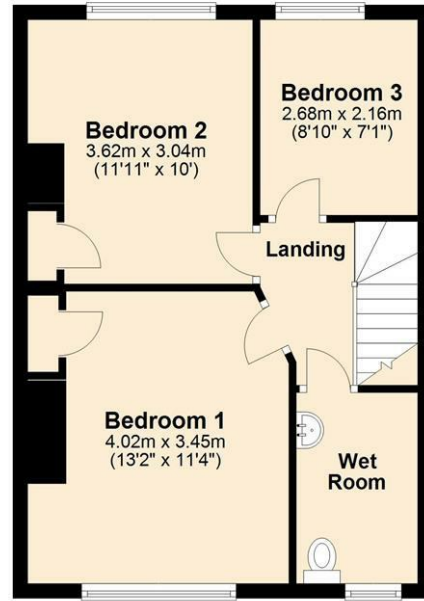
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Floor Plan

Ground Floor

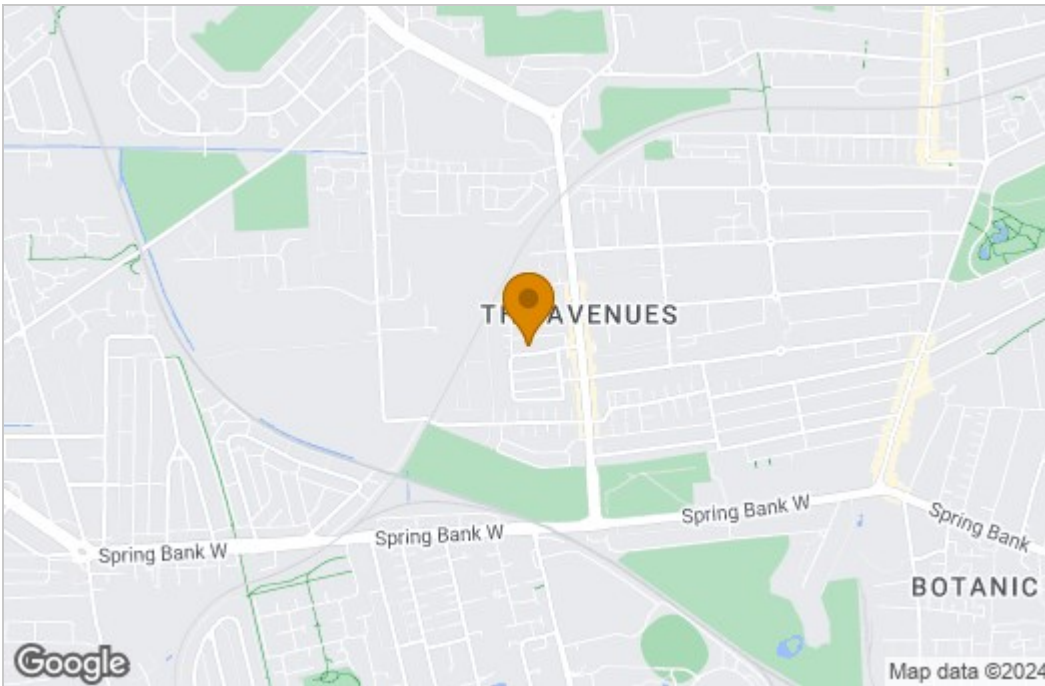


First Floor

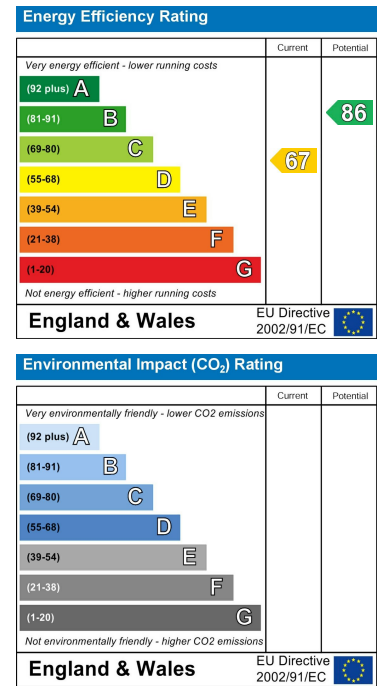


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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.