

# Whitakers

Estate Agents



## 26 Lake View, Hull, HU8 9AT

**Guide price £185,000**

ENJOYING THIS SOUGHT AFTER LOCATION TO THE EAST OF THE CITY, HANDILY PLACED FOR ALL OF THE EXCELLENT SHOPPING AMENITIES THAT HOLDERNESS ROAD HAS TO OFFER AND JUST A SHORT STROLL AWAY FROM THE WONDERFUL EAST PARK AND THE WOODFORD LEISURE CENTRE, THIS EXTENDED TRADITIONAL STYLE MID TERRACE PROPERTY IS A MUST VIEW FOR THE FAMILY LOOKING FOR THAT LITTLE BIT OF EXTRA ROOM.

THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE, SPACIOUS REAR SITTING ROOM/DINING AREA, FITTED KITCHEN WITH VAULTED CEILING, THREE FIRST FLOOR BEDROOMS AND A BATHROOM AND HAS A FIXED STAIRCASE TO A LOFT AREA. WITH GAS CENTRAL HEATING TO RADIATORS, SOME UNDER FLOOR HEATING AND DOUBLE GLAZING, THE PROPERTY IS SET WITHIN A REAR GARDEN AND OFF STREET CAR PARKING AMENITIES TO THE FRONT. EARLY VIEWINGS ARE URGED IN ORDER TO AVOID DISAPPOINTMENT.

### Entrance Hall

Tiled floor, staircase off with useful under stairs storage cupboard and there is a radiator.

### Lounge



A round bay window to the front aspect, feature fire place with Adam style surround, timber flooring, a radiator and double doors give access to:

### Sitting Room / Dining Area



A lovely spacious room, with timber flooring, a contemporary style radiator, French Doors giving access to the rear garden and this room opens to:

### Fitted Kitchen



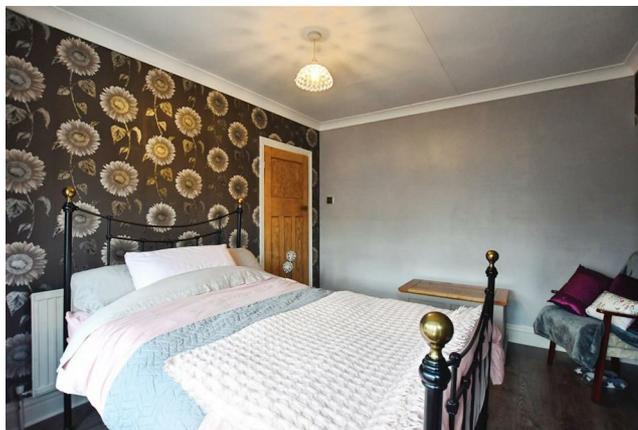
An extensive range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel one and a half bowl sink unit with mixer tap. An attractive vaulted ceiling with spotlights, feature beams and a "Velux" style window, partially tiled walls, plumbing for an automatic washing machine and integrated appliances include a dishwasher, dryer and a stainless steel over head extractor canopy. There are French Doors giving access to the rear garden and two windows to the side aspect allowing plenty of natural light and the kitchen also boasts under floor heating.

### Bathroom



A white suite to comprise panelled bath, wash hand basin and a low level wc unit. There is a shower attachment to the bath and a radiator

### Bedroom One



A round bay window to the front aspect, laminate flooring and a radiator.

### Bedroom Two



Window to the rear aspect, laminate flooring, built in storage cupboard and a radiator.

### Bedroom Three



Window to the rear aspect and a radiator.

Loft Area 16'0" x 10'8" (4.90 x 3.27)



Accessible via a fixed staircase on the landing and has a "Velux" style window

### Outside



To the front of the property is a dropped kerb allowing off street parking for a vehicle and to the rear is an enclosed garden of good proportion, laid mainly to artificial lawn and there is a greenhouse.

### Council Tax

Hull City Council - Band B

### Tenure

This property is freehold

### 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 under a tiled roof

Conservation Area - No

Flood Risk -Very low

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

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

Planning -No

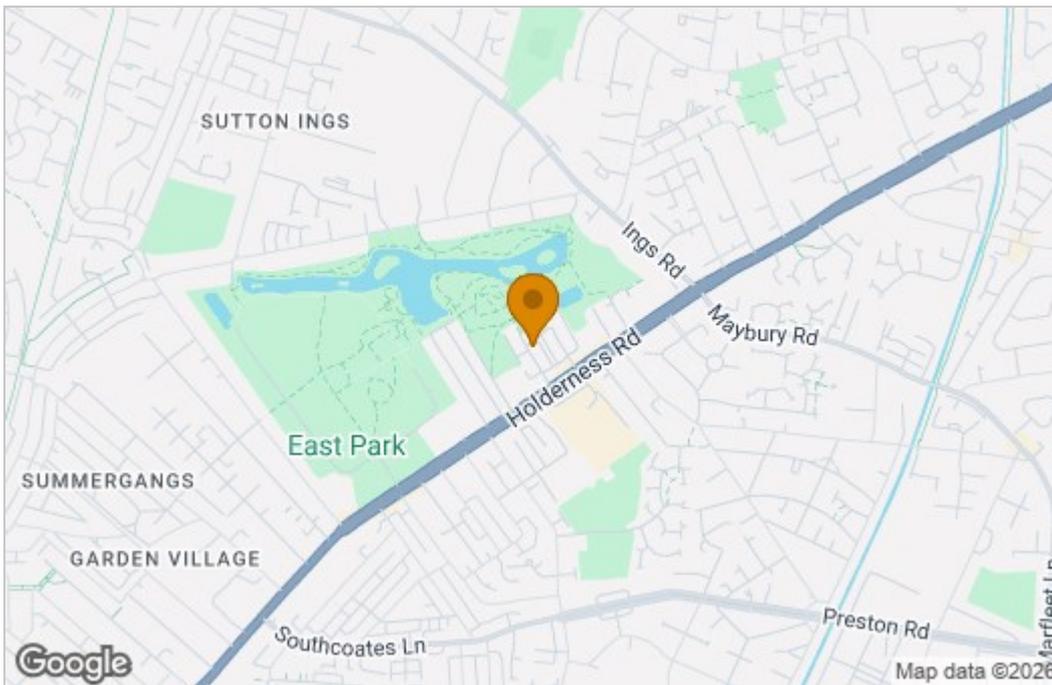
### Whitakers Estate Agent Declaration:

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.

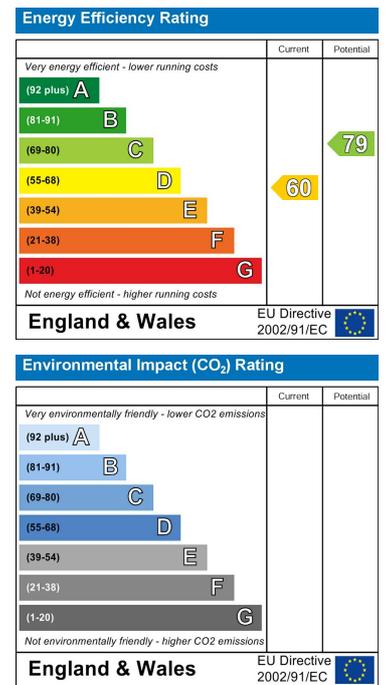
# Floor Plan



# 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.