Whitakers
Estate Agents









38 Lowfield Road, Hull, HU10 7BT

£285,000

Occupying a generous plot along Lowfield Road in the sought-after village of Anlaby, this traditional three-bedroom semi-detached property offers a wonderful balance of indoor and outdoor space, making it an attractive proposition for families.

The property is approached via a substantial driveway providing ample off-street parking, with a side drive extending towards a detached garage.

Internally, the welcoming entrance hallway incorporates useful storage and a cloakroom, whilst the bay-fronted lounge retains its traditional charm. A further sitting room enjoys views over the rear garden and incorporates a fitted desk, offering flexibility for those working from home. The fitted kitchen with adjoining dining area provides a comfortable setting for everyday family life.

To the first floor, there are three bedrooms, two of which benefit from fitted wardrobes, together with a four-piece family bathroom. An additional loft room provides further useful space.

A particular highlight is the generous rear garden, incorporating an extensive lawn, established planting, an ornamental pond and paved seating areas. The garden benefits from sunlight all afternoon with the morning sun to the front of the property. There is also a large brick-built storage shed, previously used to accommodate exotic birds. A gate towards the rear opens onto an allotment with a greenhouse, providing further appeal for keen gardeners.

The accommodation comprises

Front external



Ground floor

Hallway
UPVC double glazed door with side window, UPVC double glazed window, central heating radiator, understairs storage cupboard, two fitted storage cupboards, overhead storage, and laminate flooring. Leading to :

Cloakroom
UPVC double glazed window, and laminate flooring. Furnished with a wash basin with mixer tap, and low flush W.C.

Lounge 13'8" x 10'6" (4.18 x 3.22)



UPVC double glazed bay window, central heating radiator, fireplace with marbled inset / hearth and surround, and carpeted flooring.

Sitting room 19'7" x 9'4" maximum (5.97 x 2.86 maximum)
UPVC double glazed patio doors, central heating radiator, fitted desk with storage cupboards, and laminate flooring.

Kitchen / dining room 18'1" x 8'9" (5.52 x 2.67)





Kitchen area



UPVC double glazed door and window, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, integrated oven, and hob with extractor hood above.

Dining area



UPVC double glazed window, central heating radiator, and laminate flooring.

First floor

Landing
With access to the loft hatch, UPVC double glazed window, and carpeted flooring. Leading to :

Bedroom one 15'5" x 11'1" maximum (4.70 x 3.39 maximum)



UPVC double glazed bay window with stained glass, central heating radiator, fitted wardrobes and drawers, and carpeted flooring.

Bedroom two 11'6" x 10'11" (3.52 x 3.33)



UPVC double glazed bay window, central heating radiator, fitted wardrobes, and carpeted flooring.

Bedroom three 7'4" x 6'5" (2.26 x 1.97)



UPVC double glazed pique window with stained glass, central heating radiator, and carpeted flooring.

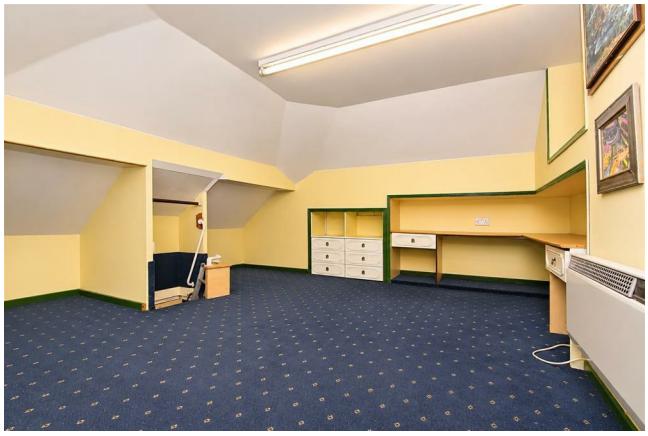
Bathroom



Two UPVC double glazed windows, central heating radiator, and fully tiled walls with laminate flooring. Furnished with a four-piece suite comprising panelled bath with dual taps, walk-in enclosure with mixer shower and waterfall feature, sink with dual taps, and low flush W.C.

Second floor

Loft room 10'6" x 6'6" (3.21 x 2.00)



Central heating radiator, storage in the eaves, and carpeted flooring.

Rear external






Aerial view of the property



Tenure
Tenureship TBC

Council Tax band
Local Authority - East Riding Of Yorkshire
Local authority reference number - ANL124038000
Council Tax band - D

EPC rating
EPC rating - C

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal -
Broadband - Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

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 Declaration
We wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

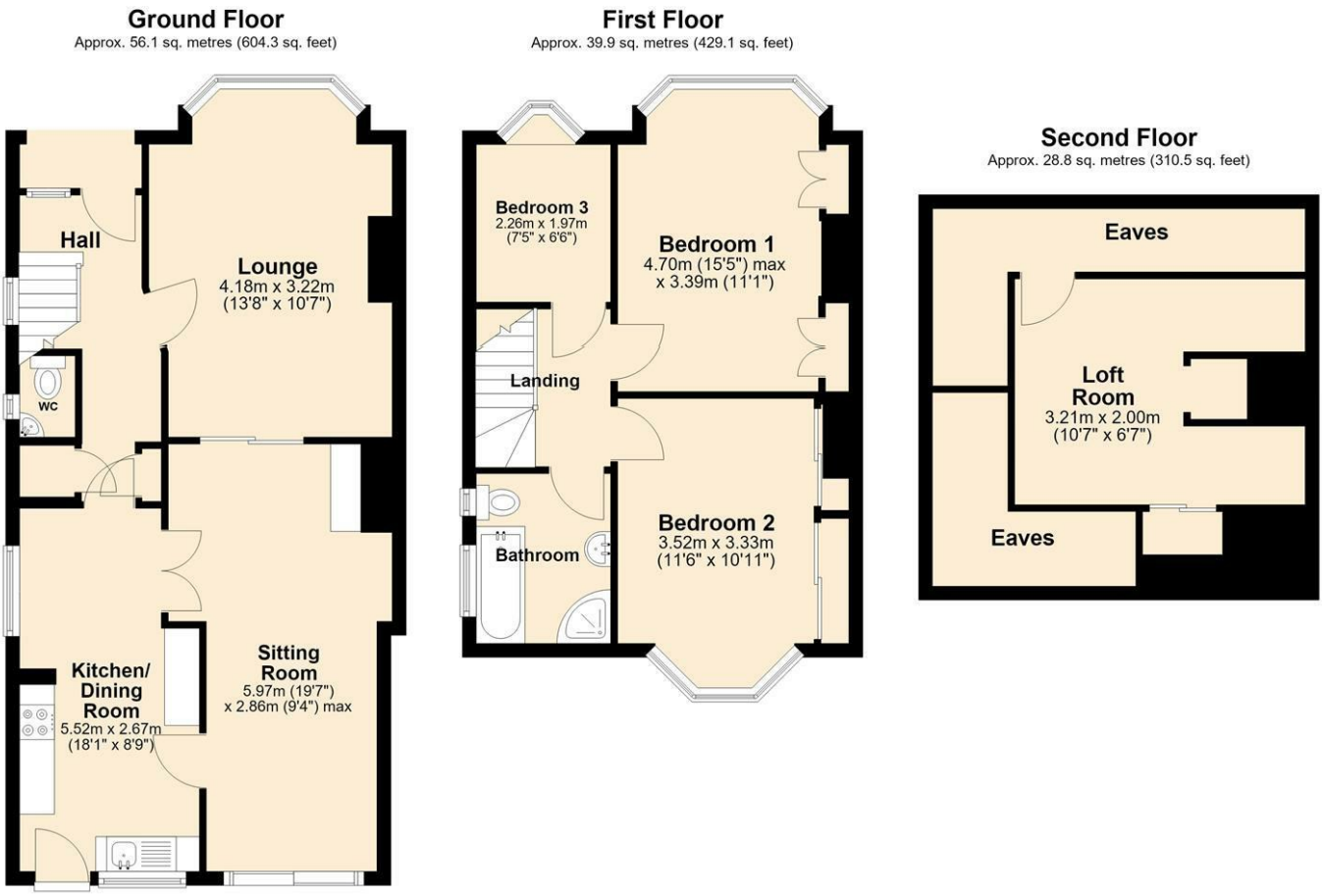
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

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.

Making an offer
In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

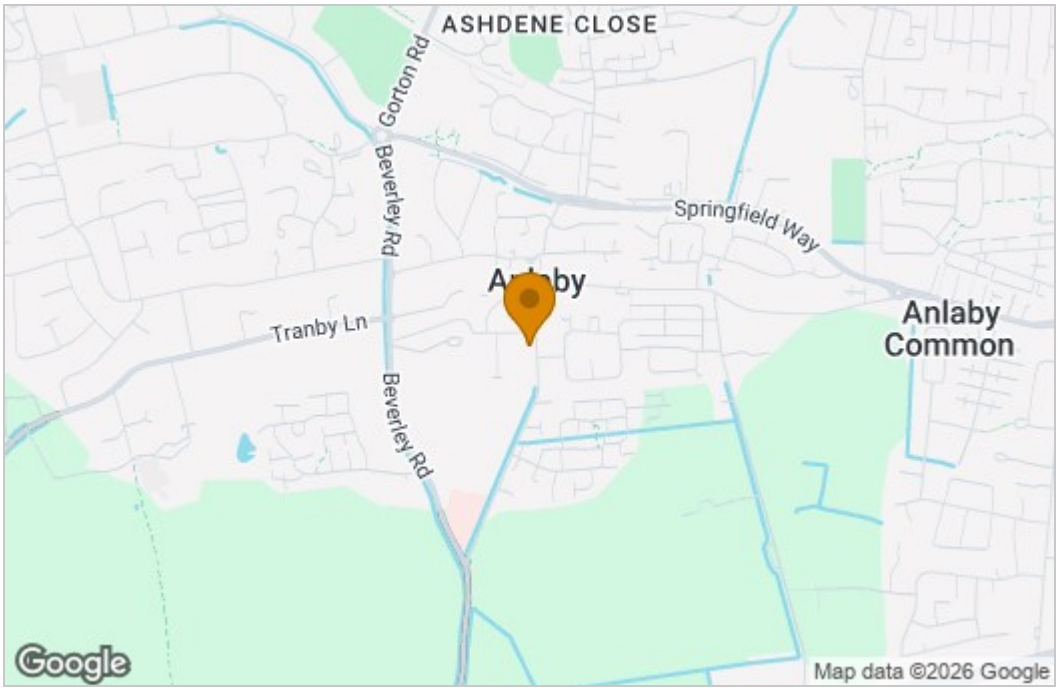
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

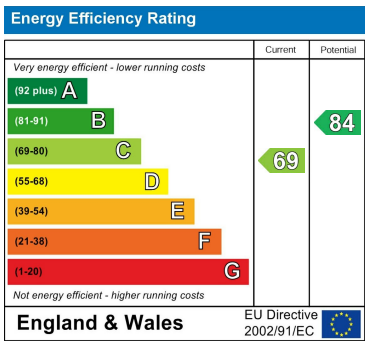


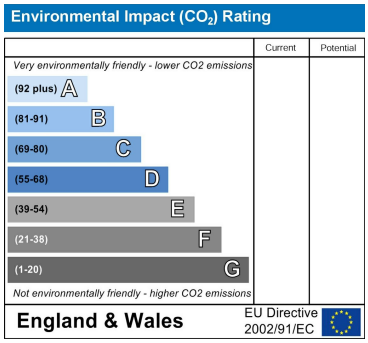
Total area: approx. 124.8 sq. metres (1343.9 sq. feet)

Area Map



Energy Efficiency Graph





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