Whitakers
Estate Agents









32 Larkin Lane, Hull, HU7 3NA

Asking Price £250,000

THIS STUNNING 4 BEDROOM TOWNHOUSE IS AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN!

Situated on the ever popular Kingswood development, the property is well ideally positioned for the wide range of retail and leisure facilities of Kingswood Retail Park together with highly regarded local primary and secondary schools and offers outstanding family accommodation in "MOVE-IN" condition!

Situated on a quiet cul-de-sac with pedestrian access to the front, the property is arranged over 3 floors and sits on an enviable plot with side and rear gardens and an open front aspect over Chalky Path.

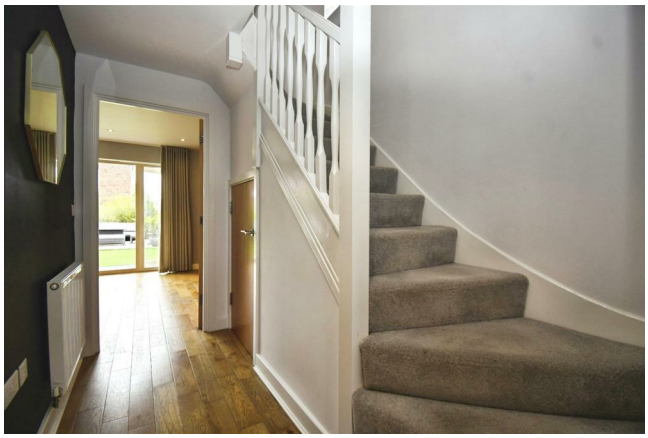
Internally the property briefly comprises; entrance hallway with downstairs cloakroom, modern dining kitchen and spacious rear lounge to the ground floor, 3 generous bedrooms and a family bathroom to the first floor whilst the second floor houses the amazing master suite with ensuite shower room.

Externally the property benefits from a stunning low maintenance rear garden, a paved side garden with outdoor kitchen, rear driveway parking and an amazing versatile garden room with power supply and TV point, perfect for entertaining and outdoor dining!

With the additional benefit of gas central heating and uPVC double glazing throughout, viewings are imperative to fully appreciate the accommodation available!

The Accommodation Comprises

Entrance Hallway



Attractive timber flooring and staircase off.

Downstairs Cloakroom



A low level wc and wash hand basin, radiator and a tiled floor.

Dining Kitchen 15'5" x 9'4" (4.72 x 2.85)





A lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit. Spotlights to the ceiling , a radiator, tiled floor, window to the front aspect, and integrated appliances include an electric oven, electric hob, and over head extractor canopy, fridge/freezer, dishwasher, and automatic washing machine.

Lounge 16'4" x 10'8" (4.98 x 3.26)




Timber flooring continues, spotlights to the ceiling, a radiator and French doors give access to the rear garden.

First Floor Landing



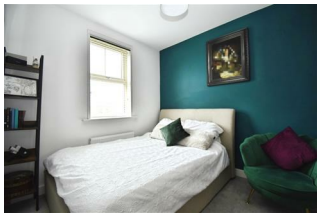
A useful built in storage cupboard and access to:

Bedroom Two 13'11" x 8'10" (4.26 x 2.70)



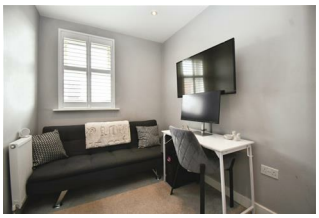

Window to the rear aspect with wooden internal shutters and a radiator.

Bedroom Three 12'2" x 8'7" (3.72 x 2.64)




Window to the front aspect, fitted wardrobes and a radiator

Bedroom Four 10'9" x 7'2" (3.28 x 2.19)

Window to the front aspect with internal wooden shutters and a radiator

Family Bathroom




A white suite to comprise panelled bath, wash hand basin and a low level wc. Partially tiled walls, a tiled floor, a radiator and there is a plumbed shower unit over the bath with a shower screen to the bath side.

Second Floor Landing

Master Bedroom 20'0" x 8'9" (6.10 x 2.68)





Window to the front aspect, spotlights to the ceiling, a radiator and there are mirror fronted sliding doors to fitted wardrobes.

Master Ensuite



A plumbed shower unit within an independent enclosure, wash hand basin and a low level wc. Tiled floor and a "Velux" style window.

Outside

Front of the property




To the front of the property a small lawned garden enjoys a pedestrian walkway to a lovely open aspect over Chalky Path

Rear Garden






The stunning low maintenance rear garden is laid mainly to artificial lawn with front and rear Indian rainbow sandstone paved patio seating areas, perimeter fencing, rear gate access to rear driveway with EV charging point and side access to the.....

Side Garden




Perfect for alfresco dining and entertaining with Indian rainbow sandstone paved seating areas an outdoor kitchen and gate access.

Garden Room 19'11 max x 10 (6.07m max x 3.05m)




The converted garage provides an amazing, versatile Garden room with laminate flooring, uPVC French doors into the garden, water and power supply and TV point with handy storage area to the rear.

Tenure

The property is Freehold

Council Tax

Council Tax band D
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 - Very Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning -

Offering on a property
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 - the 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.

Whitakers Estate Agent Declaration:
Whitakers Estate Agents Limited 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 shown 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.

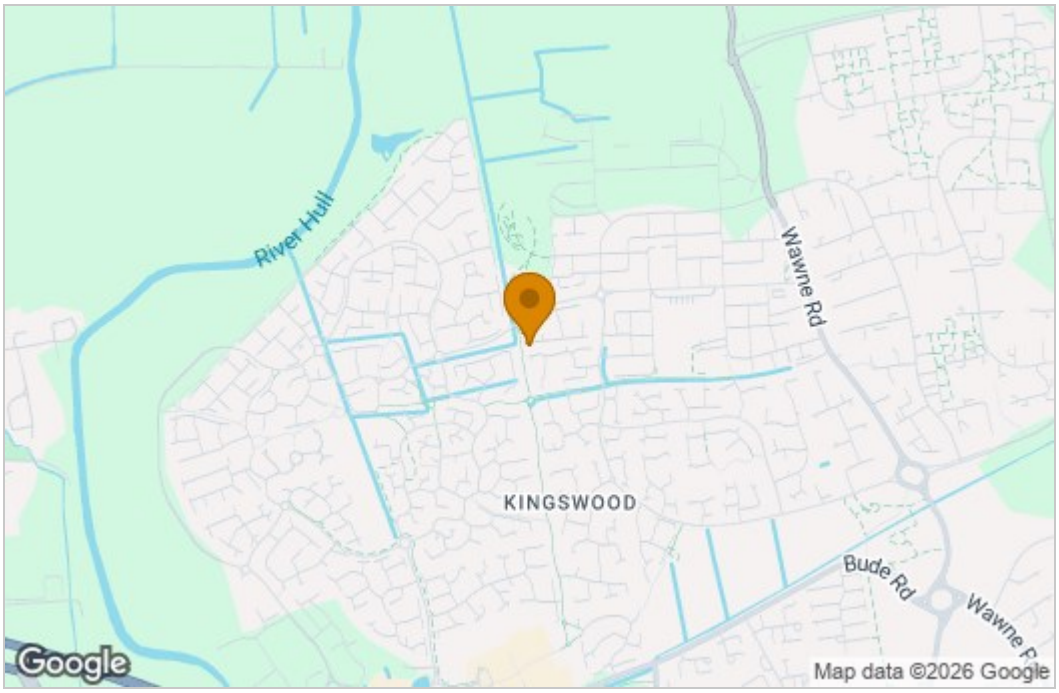
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AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please 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.

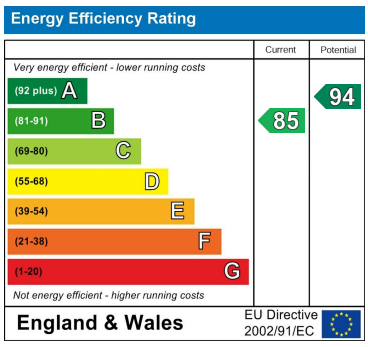
Floor Plan

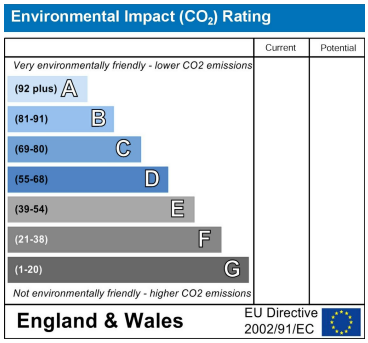


Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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