Whitakers
Estate Agents

# 223 Lee Street, Hull, HU8 8NR

## Guide price £140,000

*** GUIDE PRICE £140,000 TO £150,000 ***

LOCATED IN THE EAST OF THE CITY WITH REAR VIEWS OVER THE WESTCOTT PRMARY SCHOOL PLAYING FIELD AND JUST A STROLL AWAY FROM THE SHOPPING AMENITIES OF HOLDERNESS ROAD, THE WOODFORD LEISURE CENTRE AND THE WONDERFUL EAST PARK, THIS TRADIATIONAL STYLE END TERRACE HOUSE TICKS ALL OF THE BOXES FOR THE FAMILY SEEKING THAT LITTLE BIT OF EXTRA ROOM.

THE ACCOMMODATION COMPRISES ENTRANCE HALL, LOUNGE, DINING ROOM, FITTED KITCHEN, A GROUND FLOOR BATHROOM, THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND AN UPSTAIRS CLOAK ROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING. WITHTHE BENEFIT OF A SIDE DRIVEWAY TO PROVIDE OFF STREET CAR PARKING AND A REAR GARDEN OF ENVIABLE SIZE, APPOINTMENTS TO VIEW ARE ENCOURAGED.

## Entrance Hall
Staircase off and a radiator.

## Lounge 12'8" x 12'9" (3.87 x 3.91)

An Angled bay window to the front aspect, feature Adam style fire surround and a radiator.

## Dining Room 9'10" x 10'11" (3.01 x 3.34)

Window to the rear aspect and a radiator. Opens to:

## Fitted Kitchen 8'7" x 7'10" (2.62 x 2.40)

A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Windows to the rear and side aspects allowing plenty of natural light and plumbing for an automatic washing machine.

## Ground Floor Bathroom

A suite in white to comprise a panelled shower bath, wash hand basin with a pedestal and a low level wc. Tiled floor and partially tiled walls, a radiator and there is an electric shower unit over the bath.

## Bedroom One 10'10" x 12'10" (3.31 x 3.93)

An angled bay window to the front aspect, built in storage cupboard and a radiator.

## Bedroom Two 8'7" x 7'4" (2.62 x 2.25)

Window to the rear aspect and a radiator

## Bedroom Three 8'8" x 8'3" (2.65 x 2.52)

Window to the rear aspect and a radiator.

## Cloak Room

A low level wc unit and a wash hand basin

## Gardens

There is a forecourt and to the rear of the property is a garden of excellent proportion, laid mainly to decorative aggregates and a decking seating area and having an open rear aspect to the Westcott Primary School playing field

## Private Side Driveway

Providing off street car parking amenities

## Council Tax

Hull City Council - band A

## 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.

## 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.

## Material Information:

Construction - Brick under tiled roof
Conservation Area -No
Flood Risk - Very low
Mobile Coverage/Signal -EE/Vodafone/O2/Three
Broadband - Basic 8 Mbps Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

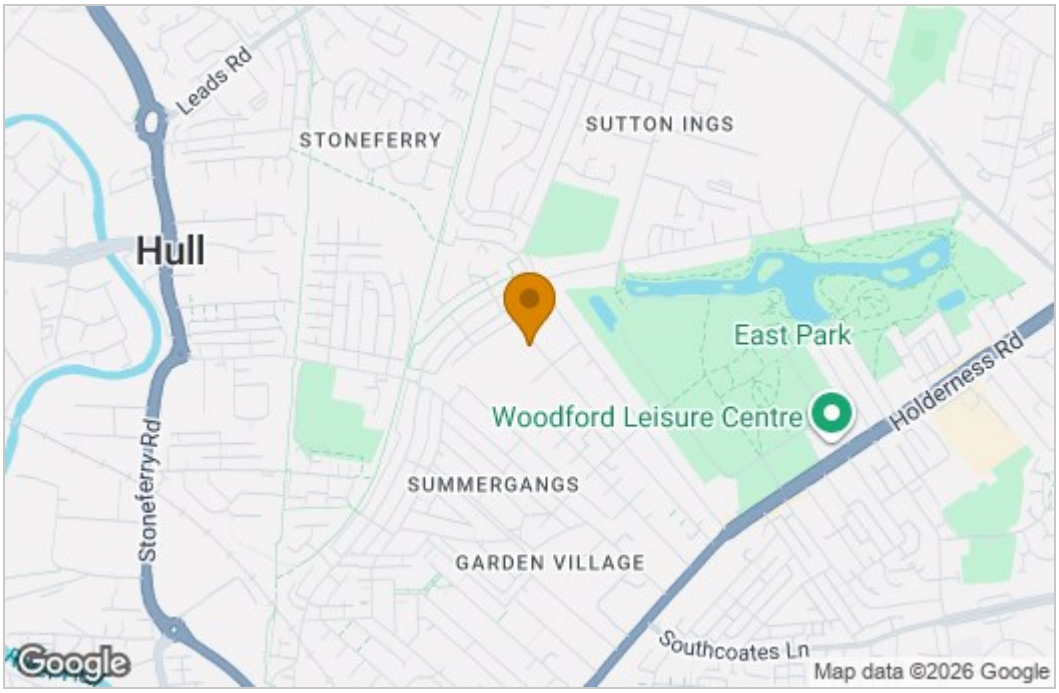
## Offering on a property

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.

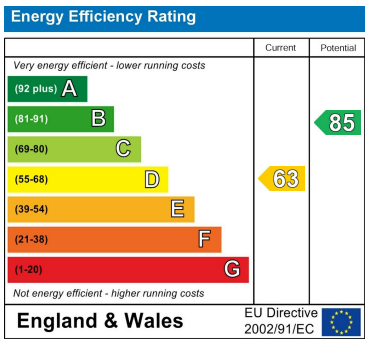
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

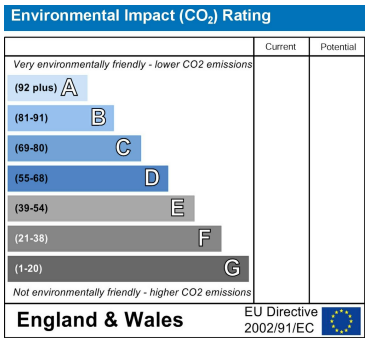
## Floor Plan

## 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.

86 Church Street, Sutton On Hull, HU7 4TD
Tel: 01482 877177 Email: sutton@whitakers.co.uk https://www.whitakers.co.uk