

# Whitakers

Estate Agents



**11 Lonsdale Street, Hull, HU3 6PA**

**£99,950**

No Chain Involved

This neat and tidy three bed property is situated in a prime residential location, well placed to access a host of local amenities and benefits from good access to and from the city centre, ideal as a first step onto the ladder or should also suit families looking to be in this popular location.

The main features include - entrance, lounge, dining room, fitted kitchen / diner, real lobby with store and W/C. The first floor boasts three good bedrooms and the family bathroom suite.

Externally to the front is a walled low maintenance front garden, the rear garden is again low maintenance by design and enclosed to the boundary.

Early viewings are advised.

## Accommodation Comprises

### Entrance

Double glazed front door.

### Hallway

Window to the lounge and radiator.

Lounge 10' x 11'6 (3.05m x 3.51m)



UPVC double glazed window and radiator.

Dining Room 12'3 x 9'6 (3.73m x 2.90m)



UPVC double glazed window and radiator.

Kitchen Diner 16'2 x 8' (4.93m x 2.44m)



Two UPVC double glazed windows, a range of base, wall and drawer units with work tops above and splash back tiles. Integrated oven and hon

with extractor hood above, sink unit with mixer tap and radiator.

### Rear Lobby



UPVC double glazed window and door.

### W.C



Low flush WC and storage.

### Split level landing

Loft hatch and radiator.

Bedroom One 10'9 x 16'8 (3.28m x 5.08m)



Two UPVC double glazed windows, radiator and storage.



### Bedroom Two 12'2 x 11'3 (3.71m x 3.43m)



UPVC double glazed window and radiator.

### Bedroom Three 6'7 x 8'11 (2.01m x 2.72m)



UPVC double glazed window and radiator.

### Bathroom



UPVC double glazed window, panelled bath, pedestal sink unit, partly tiled and radiator.

### Externally



### Tenure

Property is freehold.

### Council Tax

Council Tax Band A.

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 16 Mbps / Ultrafast 1000 Mbps

### 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 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.

### Whitakers Estate Agent Declaration

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### 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.

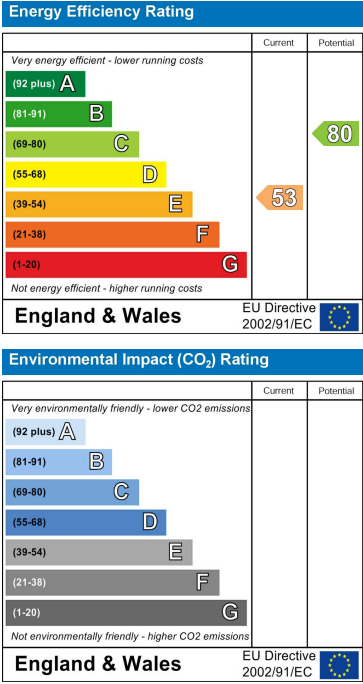
Floor Plan



Area Map



Energy Efficiency Graph



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