

# Whitakers

Estate Agents



## 96 Wolfreton Lane, Hull, HU10 6PT

**Offers Over £399,995**

This immaculate 3/4 bed semi detached home truly belies the size of the accommodation on offer; only an internal inspection can make you fully appreciate the opportunity available, as it has been totally reconfigured to incorporate two families that want to live together or even just as an Airbnb to generate an income.

The main features include - entrance, front lounge, fantastic contemporary open plan kitchen diner with skylights and Bi folding doors to the garden, utility room / kitchen two, shower room and bedroom four / sunroom with stairs leading to bed 3 (fitted) with En suite facilities along with two further double bedrooms (both fitted) and the family bathroom suite.

Externally to the front there is a low maintenance garden with newly laid block paved sweeping side drive leading to the garage which is currently used as storage. The well established rear garden, backs onto the golf course and is mainly laid to lawn, together with mature trees and shrubs and with a generous paved patio seating area to enjoy the sun throughout the year.

This really is a truly versatile property that ticks a lot of boxes, ideal for two families that want to live together, or even for a family with teenagers that want their own space.

Early viewings advised.



## Description

This immaculate 3 bed semi detached home truly belies the size of the accommodation on offer; only an internal inspection can make you fully appreciate the opportunity available, as it has been totally reconfigured to incorporate two families that want to live together or even just as an Airbnb to generate an income.

The main features include - entrance, front lounge, fantastic contemporary open plan kitchen diner with skylights and Bi folding doors to the garden, utility room / kitchen two, shower room and bedroom four / sunroom with stairs leading to bed 3 (fitted) with En suite facilities along with two further double bedrooms (both fitted) and the family bathroom suite.

Externally to the front there is a low maintenance garden with newly laid block paved sweeping side drive leading to the garage which is currently used as storage. The well established rear garden, backs onto the golf course and is mainly laid to lawn, together with mature trees and shrubs and with a generous paved patio seating area to enjoy the sun throughout the year.

This really is a truly versatile property that ticks a lot of boxes, ideal for two families that want to live together, or even for a family with teenagers that want their own space.

Early viewings advised.

## The Accommodation Comprises

### Ground Floor

#### Hallway

Upvc double glazed composite door, vort radiator and Kardean flooring.

#### Lounge 15'5" x 12'4" (4.70m x 3.78m )



Upvc double glazed window to the front elevation, central heating radiator, gas fire with marbled hearth and Kardean flooring.

#### Kitchen 18'4" x 8'5" (5.59m x 2.57m )



Vort central heating radiator, Kardean flooring and fitted with a range of white gloss floor and eye level units, contemporary worktop with splash back tiles above, two ovens, hob with hood above and breakfast island with sink and mixer tap.

#### Dining Room 15'8" x 11'8" (4.80m x 3.56m )



Upvc double glazed bi fold doors leading to the rear external, two sky lights, two vort central heating radiators, wall mounted electric fire, under stairs storage and Kardean flooring.

#### Utility Room 13'1" x 7'1" (3.99m x 2.16m )



Upvc double glazed door leading to the rear external and side window, vort central heating radiator, sink with mixer tap, plumbed for a washing machine and Kardean flooring.

Shower Room 7'1" x 5'4" (2.16m x 1.63m )



Upvc double glazed window to the side elevation, central heating radiator, partly tiled walls and flooring and fitted with a three piece suite comprising walk in shower enclosure with mixer shower, vanity sink with mixer tap and low flush W.C.

Reception Room 10'0" x 10'0" (3.07m x 3.07m )



Upvc double glazed French doors leading to the rear external, vort central heating radiator, two sky lights and Karndean flooring.

First Floor

Landing

With access to the boarded loft space and leading to:

Master Bedroom 13'6" x 9'3" (4.14m x 2.82m )



Upvc double glazed window to the front elevation, central heating radiator and fitted wardrobe.

Bedroom Two 11'3" x 9'6" (3.43m x 2.90m )



Upvc double glazed window to the rear elevation, central heating radiator, and fitted wardrobe and storage cupboard.

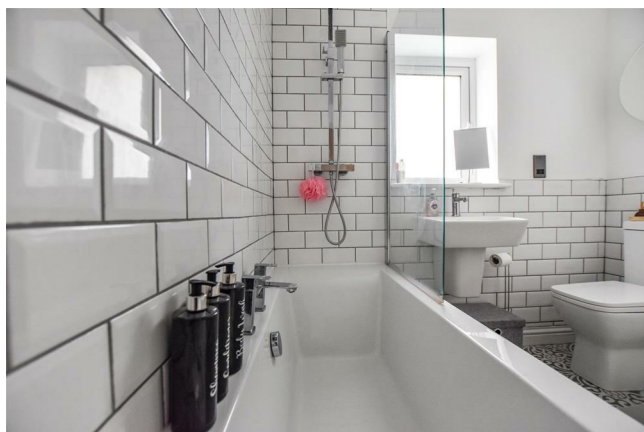
Bedroom Three 15'5" x 7'6" (4.72m x 2.31m )



Upvc double glazed window to the front elevation, central gearing radiator and fitted wardrobe. Leading to:



### En-Suite 8'11" x 7'6" (2.74m x 2.31m )



Upvc double glazed window to the rear elevation, central central heating radiator, half tiled walls and tiled flooring and fitted with a three piece suite comprising panelled bath with mixer taps and shower, was basin with mixer taps and low flush W.C.

### Bathroom 8'3" x 5'4" (2.54m x 1.63m )



Two Upvc double glazed windows to the rear elevation, central heating radiator, fully tiled walls and fitted with a three piece suite comprising p-shaped bath with mixer taps and electric shower, was basin with mixer taps and low flush W.C.

### External



Externally to the front there is a low maintenance

garden with newly laid block paved sweeping side drive leading to the garage which is currently used as storage. The well established rear garden, backs onto the golf course and is mainly laid to lawn, together with mature trees and shrubs and with a generous paved patio seating area to enjoy the sun throughout the year.

### Tenure

The property is held under Freehold tenureship.

### Council Tax Band

Council Tax Band - C

Local Authority - East Riding Of Yorkshire

### EPC Rating

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 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.

### 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.

Floor Plan



**Ground Floor**  
 Floor area 94.7 sq.m. (1,019 sq.ft.) approx
 **First Floor**  
 Floor area 53.3 sq.m. (573 sq.ft.) approx

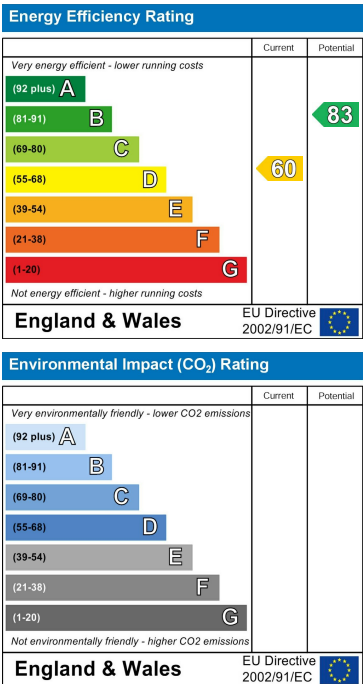
Total floor area 148.0 sq.m. (1,593 sq.ft.) approx  
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

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.