Whitakers
Estate Agents

1 The Lunds, Hull, HU10 7JJ

£349,500

Whitakers Estate Agents are pleased to introduce this neatly presented detached true bungalow which would make an ideal home for a growing family, especially those who require living space centred to the ground level, and the convenience of Anlaby village.

The internal layout briefly comprises : spacious hallway with open aspect to the lounge, dining room, three double bedrooms, a shower room with separate en-suite, and fitted kitchen with built-in pantry.

Externally the property is set on expansive grounds with gardens extending across three aspects, and a path which allows access to the back of the property.
A side drive accommodates off-street parking and leads to the double width garage.

Agent's observation

1, The Lunds is a neatly presented true bungalow established within the Kirk Ella Parish, and has been lovingly cared for as a family home by its current owners.

Although the layout of the property is centred around the ground level, the accommodation is of generous proportion, and would make it ideal for a growing family who require a lateral lifestyle. It would also suit the needs of those wanting to make the transition from a multi-storey property without compromising on living space available.

The Ofsted rated 'Good' St Andrew's Primary School and Tranby School are within the immediate vicinity, but the catchment area allows access to other highly regarded schools.

A new resident will also embrace close proximity to the Anlaby village with its abundance of local amenities, but will also take advantage of the nearby retail park and leisure facilities including the Haltemprice leisure centre and connecting playing fields.

The accommodation comprises

Hallway

UPVC doble glazed entrance door with side windows, central heating radiator, access to the loft hatch, two built-in storage cupboards, and a combination of laminate and carpeted flooring.

Lounge 15'2" x 20'11" maximum (4.64 x 6.40 maximum)

Three UPVC double glazed windows, two central heating radiators, log burner with tiled inset and marbled hearth and surround, and carpeted flooring.

Bedroom one 13'3" x 13'0" (4.06 x 3.98)

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

Shower room

UPVC double glazed window, central heating radiator, fully tiled with vinyl flooring, and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, vanity sink with mixer tap, and low flush W.C.

Cloakroom

UPVC double glazed window, fully tiled with carpeted flooring, and furnished with a low flush W.C.

Bedroom three 11'8" x 9'4" (3.56 x 2.87)

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

Bedroom two 11'7" x 10'9" (3.54 x 3.30)

Two UPVC double glazed windows, central heating radiator, walk-in wardrobe, and carpeted flooring.

Dining room 12'11" x 12'9" maximum (3.96 x 3.90 maximum)

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

Kitchen 12'11" x 11'1" (3.96 x 3.40)

UPVC double glazed door to the rear garden, two UPVC double glazed windows, central heating radiator, pantry with UPVC double glazed window and fitted shelves, laminate flooring, and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine and dishwasher, integrated oven and grill, and integrated hob with extractor hood above.

External

Externally the property is set on expansive grounds with gardens extending across three aspects and a path which allows access to the back of the property.

To the front aspect and left hand side, there are lawned gardens with well-stocked borders and brick walling to the perimeter; to the right hand side there is a side drive, which can accommodate off-street parking, and a gate opening to a further gravelled courtyard which is complimented with a sheltered patio seating area.

The residence also benefits from having a detached double width garage with up-and-over door, and two outside taps.

Rear courtyard

Garage

Aerial view of the property

Land boundary

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire
Local authority reference number - KIK132901900
Council Tax band - E

EPC rating

EPC rating - D

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 7 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

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.

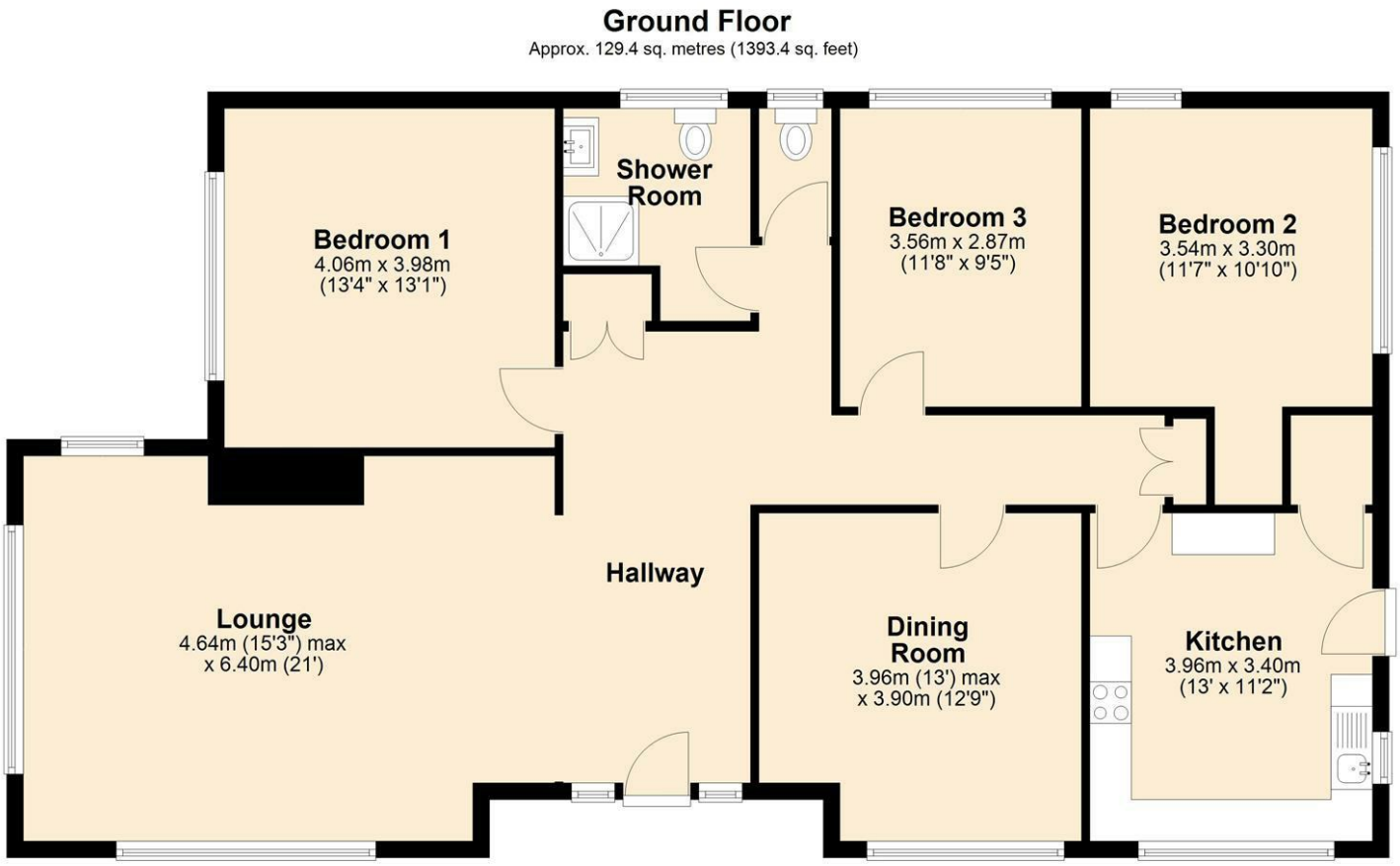
Free Market Appraisals / Valuations

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

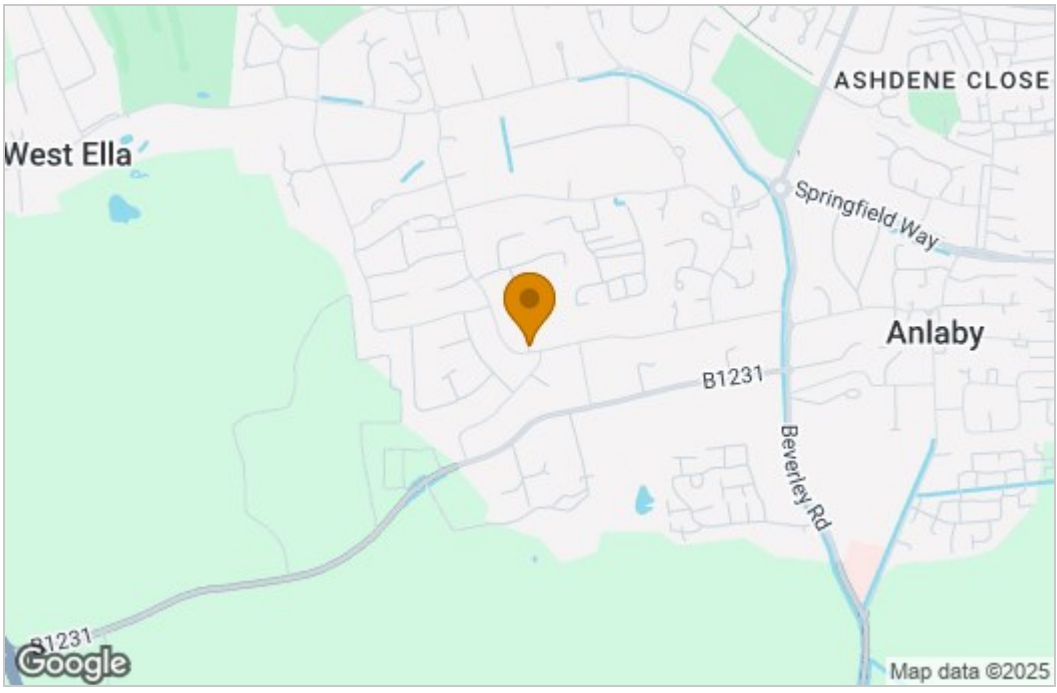
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

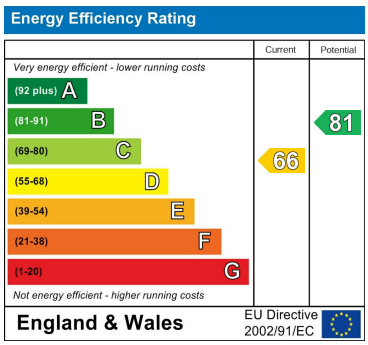


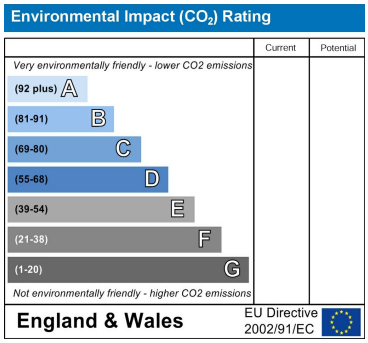
Total area: approx. 129.4 sq. metres (1393.4 sq. feet)

Area Map



Energy Efficiency Graph





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