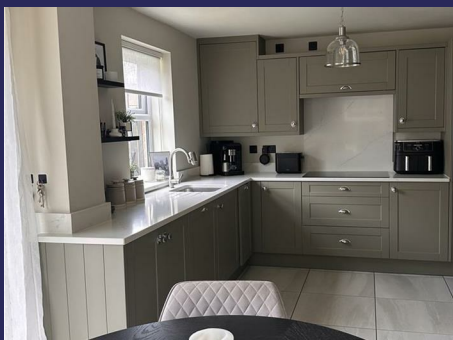


# Whitakers

Estate Agents



## 3 Lawrance Avenue, Hull, HU10 7DL

**£270,000**

Whitakers Estate Agents are pleased to introduce this neatly presented family home which occupies an enviable position at the entrance of a modern development within the heart of Anlaby village. Offering well-proportioned accommodation throughout, the property would make an ideal home for a growing family seeking close proximity to a range of local amenities, reputable schools, and transport links.

Externally, the property enjoys views across a neatly maintained green area which forms part of the boundary and is screened by established hedging that provides a good degree of privacy. The front garden is mainly laid to lawn with gravelled borders enhanced by decorative planting, and enclosed by wrought iron fencing.

Upon entry, the resident is greeted by a welcoming hallway incorporating a cloakroom, which leads through to a spacious lounge, and a fitted kitchen / dining room with adjoining utility room.

A fixed staircase ascends to the first floor landing which benefits from useful storage, and leads to a fitted master bedroom with en-suite facilities, a second double bedroom with loft access, and a good third bedroom. All rooms are served by a bathroom furnished with a modern three-piece suite.

French doors from the dining area open onto the enclosed rear garden which is mainly laid to lawn with a gravelled section and timber decking seating area. A gate in the boundary fencing provides access to the allocated parking area included within the land boundary.

The accommodation comprises

Front external



Externally to the front aspect, there is a lawned garden with gravelled borders enhanced with decorative planting, and wrought iron fencing to the surround.

Ground floor

Hallway

Composite double glazed entrance door, central heating radiator, and tiled flooring. Leading to :

Cloakroom

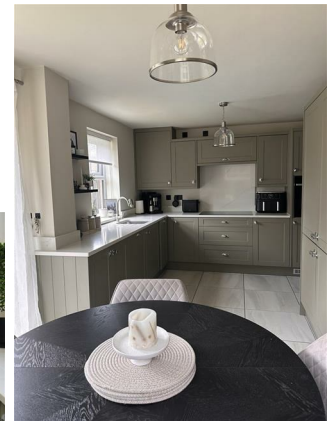
Central heating radiator, and tiled flooring. Furnished with a two-piece suite comprising pedestal sink with mixer tap, and low flush W.C.

Lounge 10'6" x 17'11" (3.22 x 5.47 )



Two UPVC double glazed windows, central heating radiator, and laminate flooring.

Kitchen / dining room 9'7" x 17'9" (2.94 x 5.42 )



Kitchen

UPVC double glazed window, and tiled flooring. Fitted with a range of floor and eye level units, worktop with splashback upstand above, sink with mixer tap, and a range of integrated appliances including : oven, hob with extractor hood above, fridge-freezer, and dishwasher.

Dining room



UPVC double glazed French doors and window, central heating radiator, and tiled flooring.

Utility room 5'9" x 5'6" (1.77 x 1.70 )

Central heating radiator, under stairs storage cupboard, and tiled flooring. Fitted with floor and eye level units, worktop with splashback tiles above, and plumbing for a washer and a dryer.

First floor

Landing

Central heating radiator, built-in storage cupboard, and laminate flooring. Leading to :

Master bedroom 14'4" x 14'1" (4.38 x 4.30 )



UPVC double glazed window, central heating radiator, fitted wardrobes and, and laminate flooring.

En-suite



UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with laminate flooring. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap, and low flush W.C.

Bedroom two 9'10" x 11'1" (3.00 x 3.38 )



With access to the loft hatch, UPVC double glazed window, central heating radiator, and laminate flooring.

Bedroom three 7'5" x 8'11" (2.28 x 2.74 )



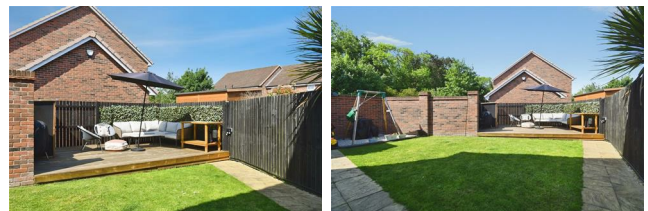
UPVC double glazed window, central heating radiator, and laminate flooring.

Bathroom



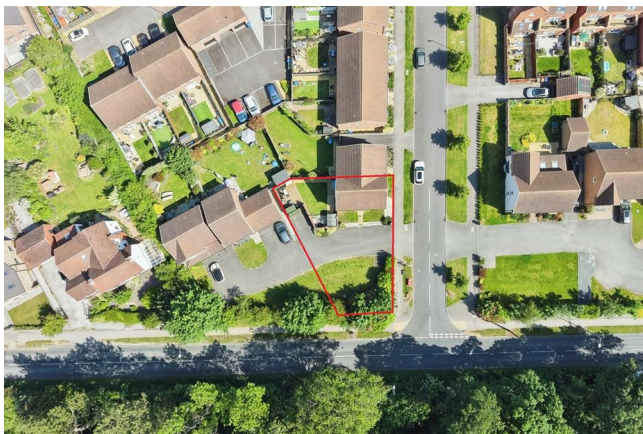
UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with laminate flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap, and low flush W.C.

Rear external



French doors from the dining room open onto the enclosed rear garden which is mainly laid to lawn with a gravelled section. A path leads to a wooden decking seating area, and a gate that opens onto the parking area included within the land boundary.

### Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

### Land boundary



### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL309003000

Council Tax band - C

### EPC rating

EPC rating - B

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three

### / O2

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

### 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.

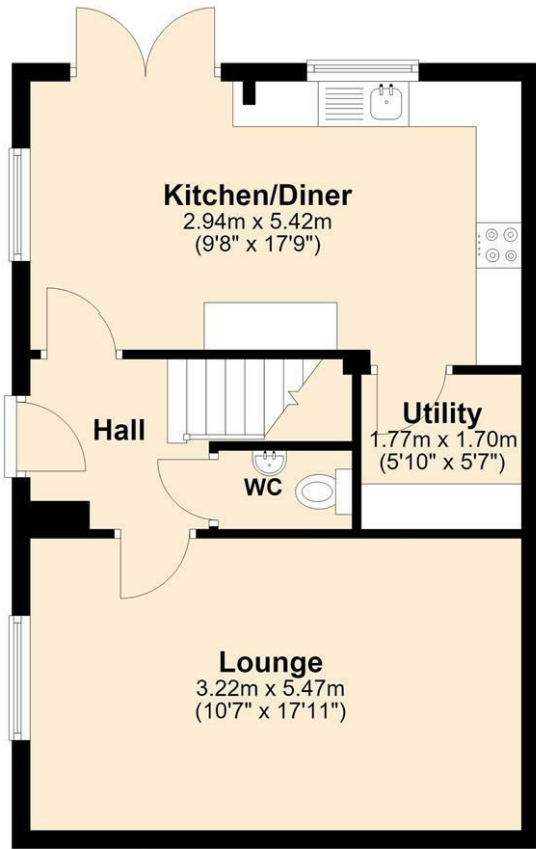
### Whitakers Estate Agent Declaration

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

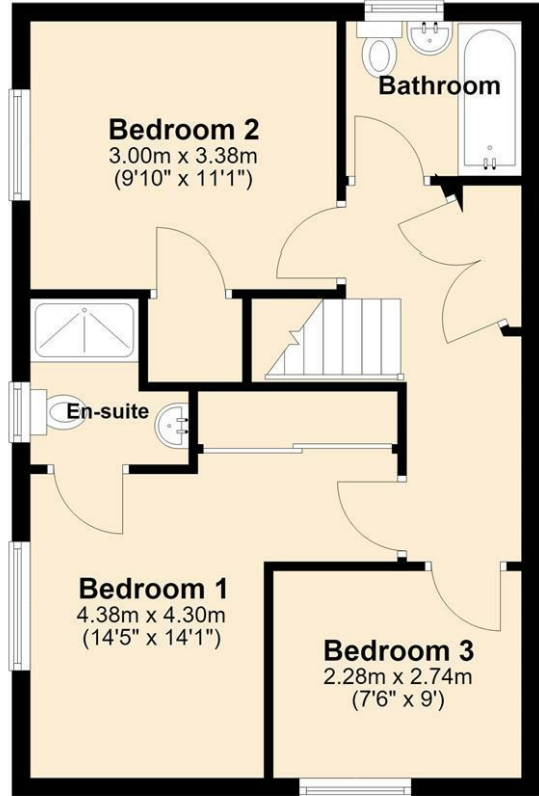
## Ground Floor

Approx. 44.8 sq. metres (481.9 sq. feet)



## First Floor

Approx. 45.3 sq. metres (487.7 sq. feet)

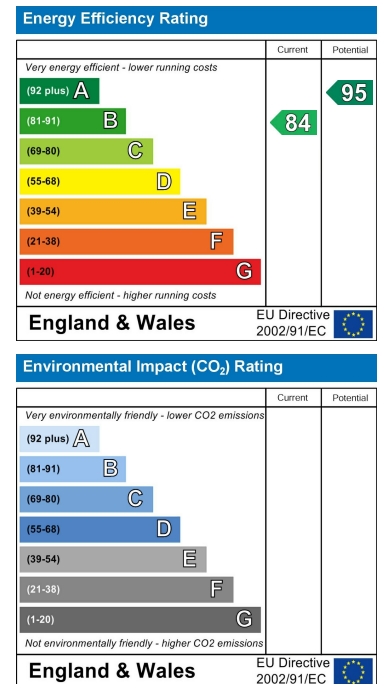


Total area: approx. 90.1 sq. metres (969.6 sq. feet)

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.