

Whitakers

Estate Agents



14 Lythe Avenue, Hull, HU5 4TE

£175,000

***** £5000 allowance towards deposit *****

Situated in a popular location, conveniently located close to local schools, amenities and offering easy access to Hull City centre and Cottingham, this well presented three bedroom town house is ideal for the family.

The property briefly comprises : entrance hall, WC, lounge and kitchen to the ground floor. To the first floor there are two good sized bedrooms and family bathroom, the master bedroom with ensuite situated on the second floor.

To the front of the property there is gravelled garden. At the rear of the property there is a lawned garden and patio with fencing to the perimeter.

Viewings highly advised to appreciate the accommodation on offer.

Accommodation Comprises

Entrance Hall

Double glazed entrance door, gas central heating radiator and staircase to the landing off.

WC



Gas central heating radiator, fitted with a low flush WC and a wash basin, and an extractor fan

Lounge 15'4 x 13' (4.67m x 3.96m)



UPVC double glazed French windows leading to the rear garden, two gas central heating radiators, laminate flooring and a storage cupboard.

Kitchen 12'5 x 6'5 (3.78m x 1.96m)



UPVC double glazed window, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops, tiled splash backs and upstands, one and a half bowled single drainer sink unit with a mixer tap, full range of integrated appliances including a split level oven and hob, fridge freezer, washing machine and a dishwasher, enclosed gas central heating boiler and down lighters.

Landing

Storage cupboard and staircase to the landing off.

Bedroom Two 13' x 8'3 (3.96m x 2.51m)



UPVC double glazed window to the rear elevation and a gas central heating radiator.

Bedroom Three 13' x 10'5 (3.96m x 3.18m)



UPVC double glazed windows to the front aspect and a gas central heating radiator.

Bathroom



UPVC double glazed window, towel rail radiator, fitted with a three piece suite comprising panelled bath, pedestal wash basin and a low flush WC, down lighters and an extractor fan.

Landing

Additional storage area and leads to

Bedroom One 13' x 12'10 (3.96m x 3.91m)



UPVC double glazed window and a gas central heating radiator.

En suite shower room



Towel rail gas central heating radiator, fitted with a three piece suite comprising shower cubicle, pedestal wash basin and a low flush WC, and an extractor fan.

Externally



To the front of the property there is gravelled garden. At the rear of the property there is a lawned garden and patio with fencing to the perimeter.

Garage and Parking

Single brick garage with an up and over door, power and lighting laid on with two parking spaces.

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

Council Tax Band

Band C

Tenure

The 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.

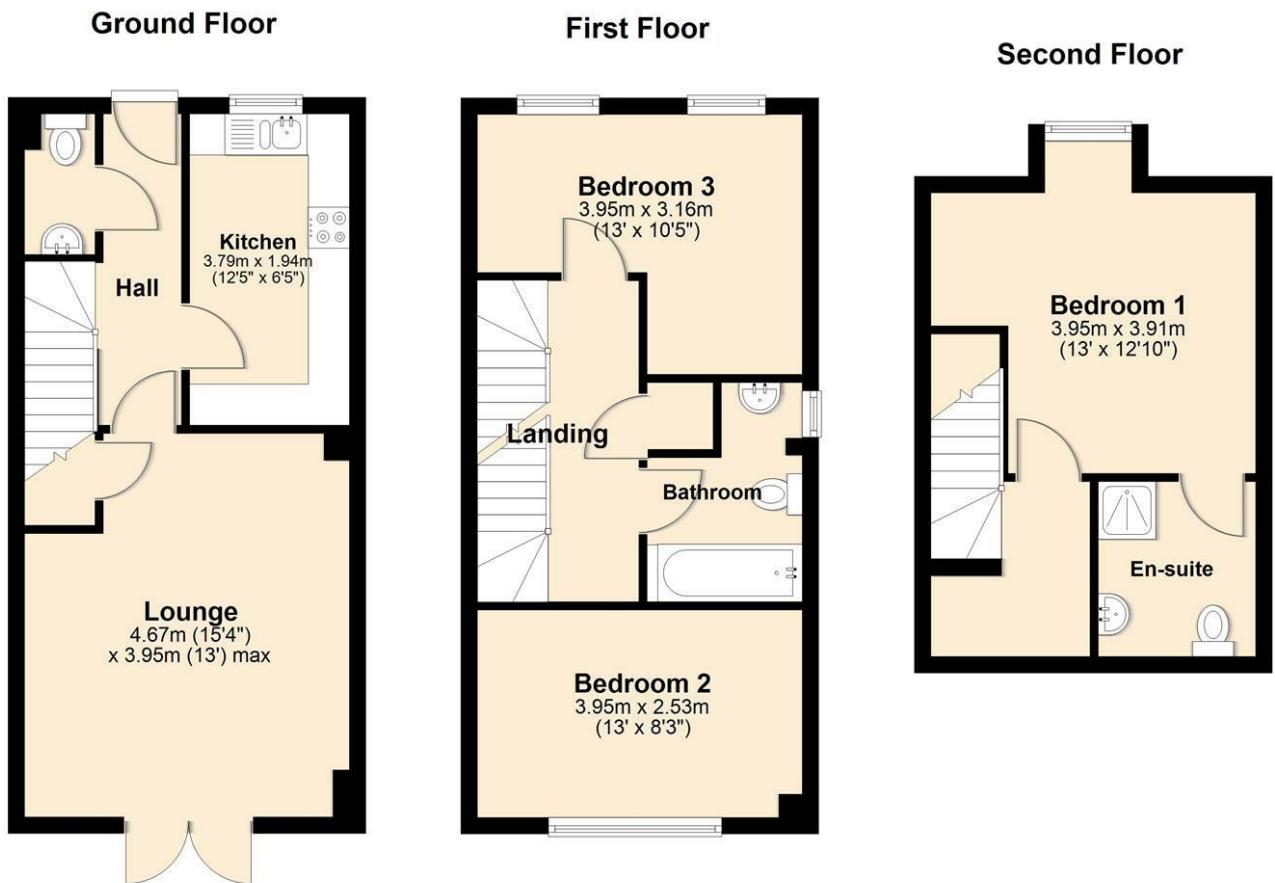
Agents Notes

Services, fittings & equipment referred to in these 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.

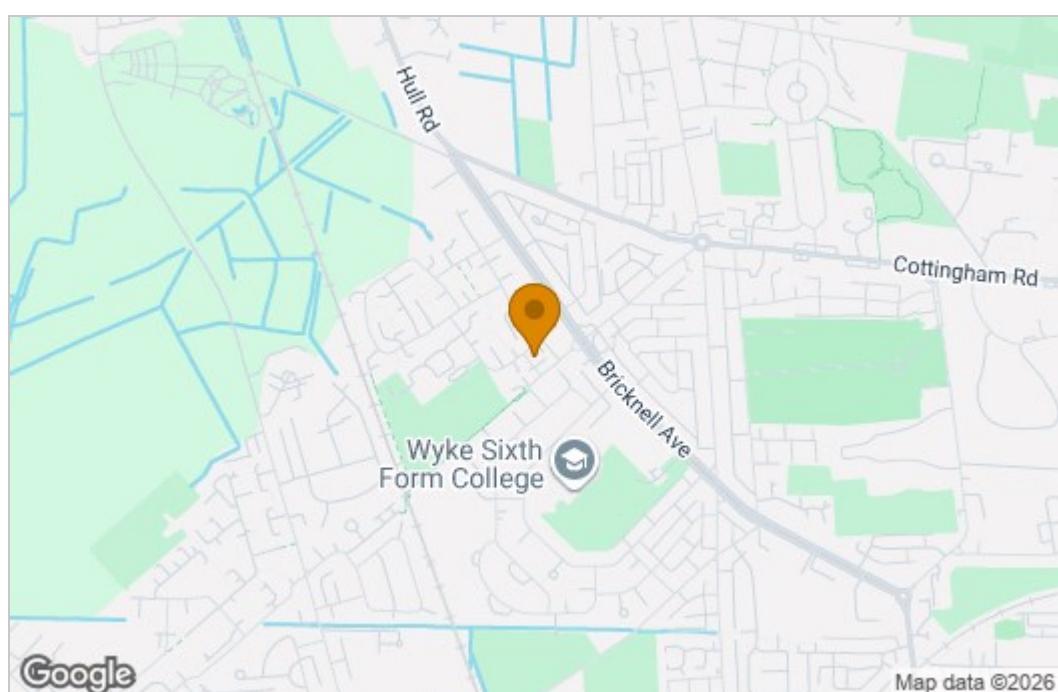
Free Market Appraisals / Valuations

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.

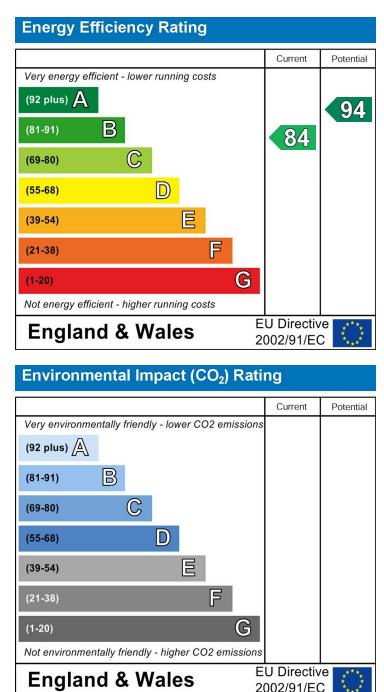
Floor Plan



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.