

# Whitakers

Estate Agents



**24 Carr Lane, Hull, HU10 6JW**

**Guide price £360,000**

Whitakers Estate Agents are pleased to introduce this immaculately presented family home which effortlessly blends a comfortable and modern lifestyle with traditional features throughout.

Upon entering the property through the porch, the occupant or visitor will find the ground level briefly comprises large entrance hall incorporating a cloakroom, a bay fronted living room, a spacious sitting room and a fitted kitchen / diner with utility room off.

A fixed staircase ascends to the first floor which boasts three double bedrooms and a good fourth bedroom with a dressing room together with a well appointed shower room furnished with a three-piece suite.

Externally to the front aspect there is a partly lawned garden with a side drive to accommodate off-street parking and boundary hedging to the surround.

The generously sized rear garden is mainly laid to lawn with gravelled and wooden decking seating areas, and enclosed by a combination of hedging and fencing. The residence also benefits from having a sheltered wooden entertainment area.

An internal inspection is recommended to truly appreciate the accommodation on offer.



The accommodation comprises

Ground floor

Entrance porch

Upvc double glazed entrance door and windows.

Leads to:

Hallway



Double glazed entrance door and window to the side, gas central heating radiator, laminate flooring, coved ceiling and staircase to the landing off.

Cloakroom

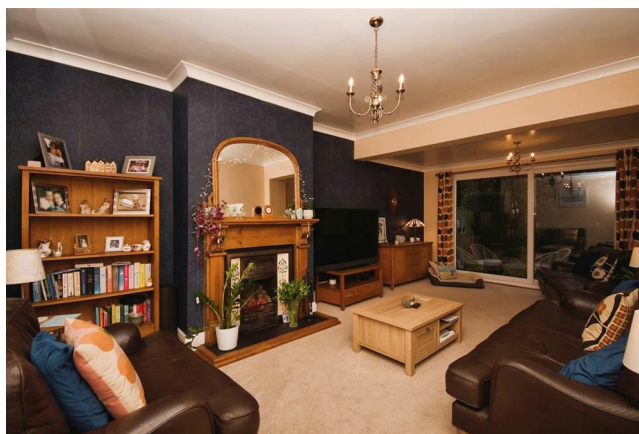
Fully tiled with a low flush WC, wash basin and an under stairs storage cupboard off.

Sitting room 17'0" x 13'11" (5.20 x 4.25 )



Upvc double glazed bay window, gas central heating radiator, feature fireplace with an open grate, coved ceiling and laminate flooring.

Living room 21'9" x 12'9" (6.64 x 3.90 )



Double glazed patio doors leading to the garden, two gas central heating radiators, feature fireplace with an open grate, and a coved ceiling.

Dining kitchen 17'2" x 14'5" (5.24 x 4.40 )



UPVC double glass window, UPVC French windows leading to the gardens to skylight windows gas central heating radiator fitted with a range of base dryer units with fitted work surfaces and stands in stainless steel one and a half bowl single drain to sink with a mixer tap integrated dishwasher and fridge freezer downlights and space for range style cooker

Utility room 12'0" x 6'2" (3.66 x 1.88 )

Upvc double glazed window, fitted base units and worktops, plumbing for an automatic washing machine and a wall mounted gas central heating boiler.

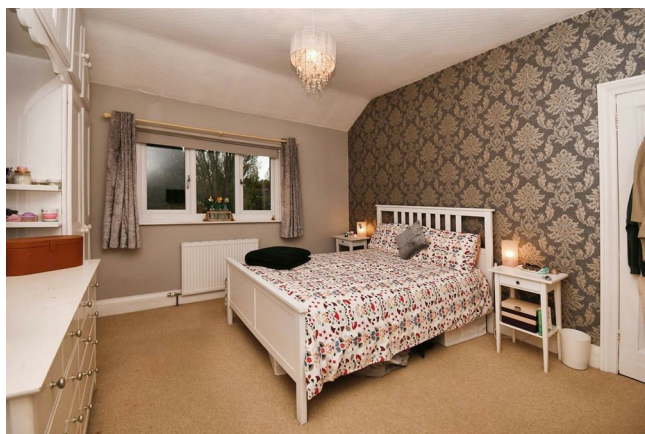
First floor

Landing

Coved ceiling, picture rail and access to the loft space.



Bedroom one 14'1" x 11'5" (4.30 x 3.50 )



Upvc double glazed window, gas central heating radiator and a picture rail.

Bedroom two 14'0" x 11'8" (4.27 x 3.56 )



Upvc double glazed window, gas central heating radiator.

Bedroom three 14'2" x 6'9" (4.32 x 2.06 )



Upvc double glazed window and a gas central heating radiator.

#### Dressing room

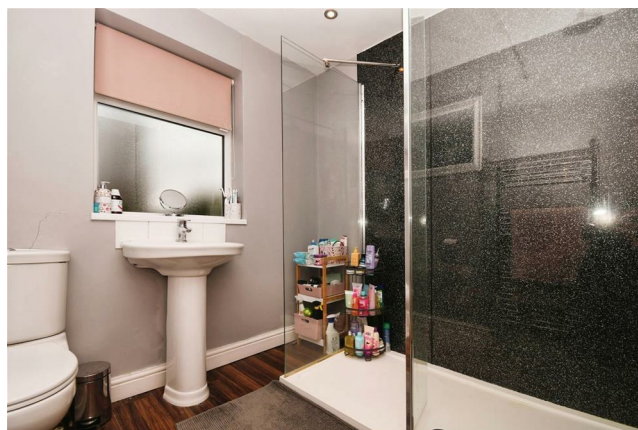
Upvc double glazed window, gas central heating radiator, fitted wardrobes and a coved ceiling.

Bedroom four 8'3" x 8'11" (2.54 x 2.72 )



Upvc double glazed window, gas central heating radiator and a picture rail.

#### Bathroom



Upvc double glazed window, towel rail gas central heating radiator, fitted with a three piece suite comprising large shower cubicle, pedestal wash basin and a low flush WC, down lighters and an extractor fan.

#### Gardens



To the front of the property there is a lawn garden and ample off street parking. At the rear of the property there is large, south facing lawn garden with an extensive decking and entertaining area and a garden room to the rear.

#### Tenure

The property is held under Freehold tenureship

#### Council tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - WIB068024000

Council Tax band - E

#### EPC rating

EPC rating - D

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

Mobile Coverage / Signal -

Broadband -EE / Vodafone / Three / O2

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.

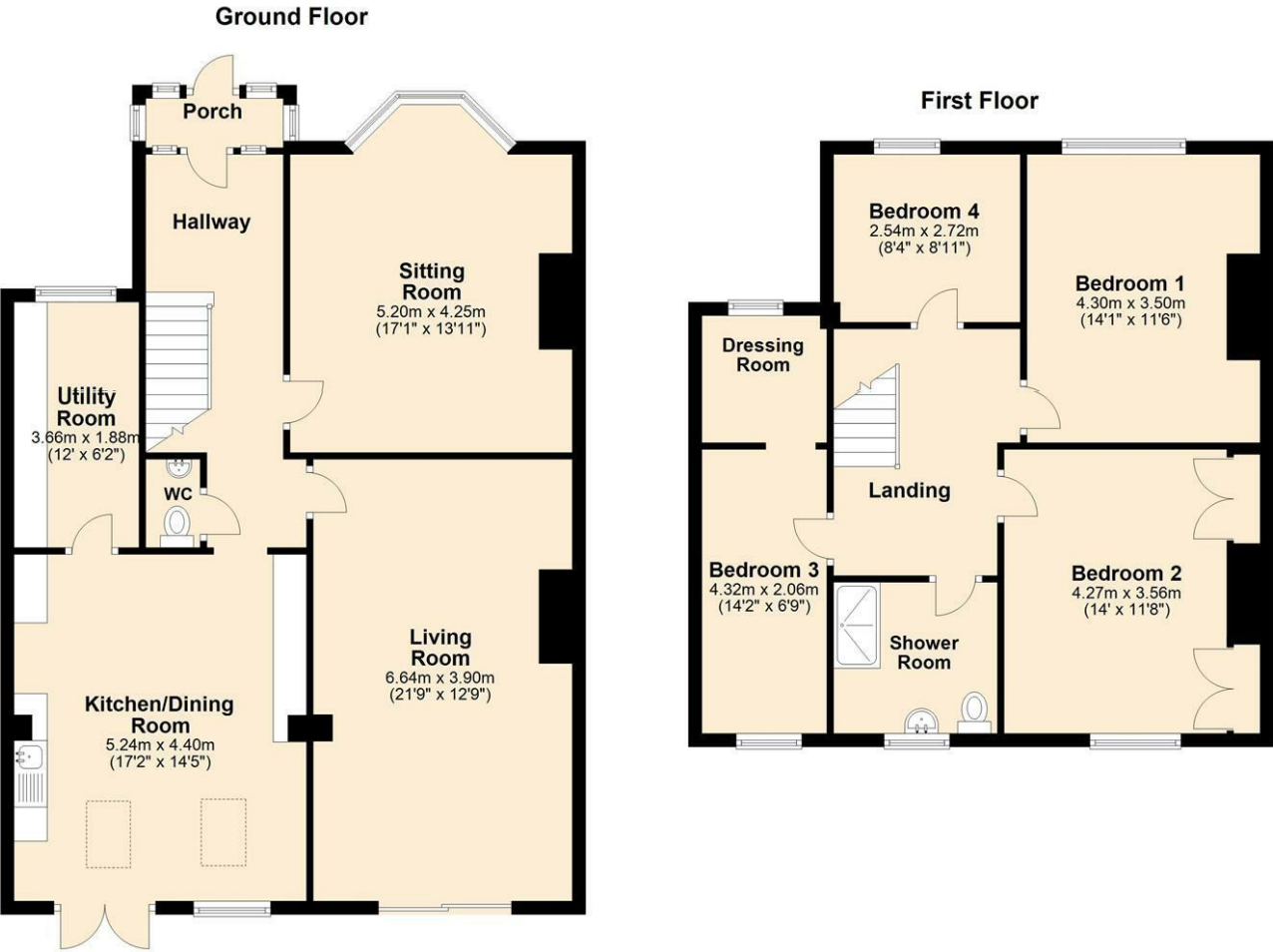
#### Free Market Appraisals / Valuations

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

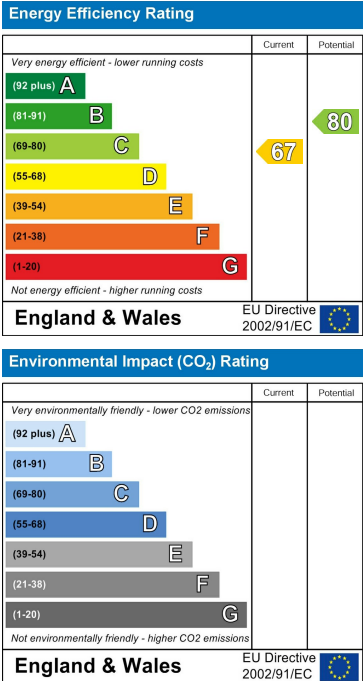


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

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.