

Whitakers

Estate Agents



3 School Lane, Hull, HU10 7NP

£265,000

NO ONWARD CHAIN

In need of some modernisation, this three bedroom semi-detached bungalow is the ideal opportunity for anyone wishing to make the transition from a multi storey property to a home which is primarily on the ground floor without compromising on living/storage space that they can put their own stamp on and enjoy close proximity to the prestigious local schools, amenities, leisure facilities and transport links.

The spacious property briefly comprises entrance porch, hallway, lounge, dining room, kitchen, entrance lobby, three good sized bedrooms and wet room to the ground floor, and there is a loft space which is accessed via pull down ladder. Externally to the front of the property there is a large garden which is low maintenance in design with a lawned section and side drive way leading to the rear garden which is also partly lawned with a double garage and allowing for further off-street parking.

Early viewing is recommended to appreciate the accommodation on offer.

Description

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Front External



Ground Floor

The Accommodation Comprises

Entrance Porch

Upvc double glazed doors leading to:

Hallway



Entrance door with side windows, storage

cupboard and access to the loft space via a pull down loft ladder.

Lounge 16'8" x 12'4" maximum (5.10m x 3.76m maximum)



Three double glazed windows and a gas central heating radiator, feature fireplace and a coved ceiling.

Dining Room 10'9" x 9'3" (3.30m x 2.82m)



Upvc double glazed window, wall mounted gas fire with a back boiler which serves the central heating system and storage cupboards.

Kitchen 13'5" x 8'3" (4.10m x 2.53m)



Upvc double glazed window, fitted with a range of fitted units with worktops and a double drainer sink unit, plumbing for an automatic washing machine.

Entrance Lobby

Upvc double glazed entrance door and a coved ceiling.

Bedroom One 16'10" x 10'2" maximum (5.15m x 3.11m maximum)



Upvc double glazed window, gas central heating radiator, coved ceiling and a vanity wash basin.

Bedroom Two 13'2" x 10'4" maximum (4.03m x 3.15m maximum)



Two double glazed windows and a gas central heating radiator.

Bedroom Three 10'4" x 8'7" (3.15m x 2.62m)



Double glazed patio doors and a gas central heating radiator.

Wet Room



Upvc double glazed window, gas central heating radiator, fully tiled and with a soakaway shower, wash basin and WC.

First Floor

Landing

A pull down ladder leads to the landing which has ample eaves storage cupboards. Leads to:

Loft Space 12'8" x 10'4" (3.87m x 3.16m)



Fitted storage cupboard and eaves storage and a Velux type window.

Gardens



To the front of the property there is a lawned garden with a boundary wall with a block pave driveway and turning point providing extensive off street parking. The driveway continues to the garage and at the rear of the property there is a further enclosed garden and brick shed.

Garage



any representation or warranty in relation to this property.

Double garage with an electric up and over door, side greenhouse and rear workshop, power, lighting and water laid on.

Council Tax

Local Authority - East Riding of Yorkshire

Council Tax Band - 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.

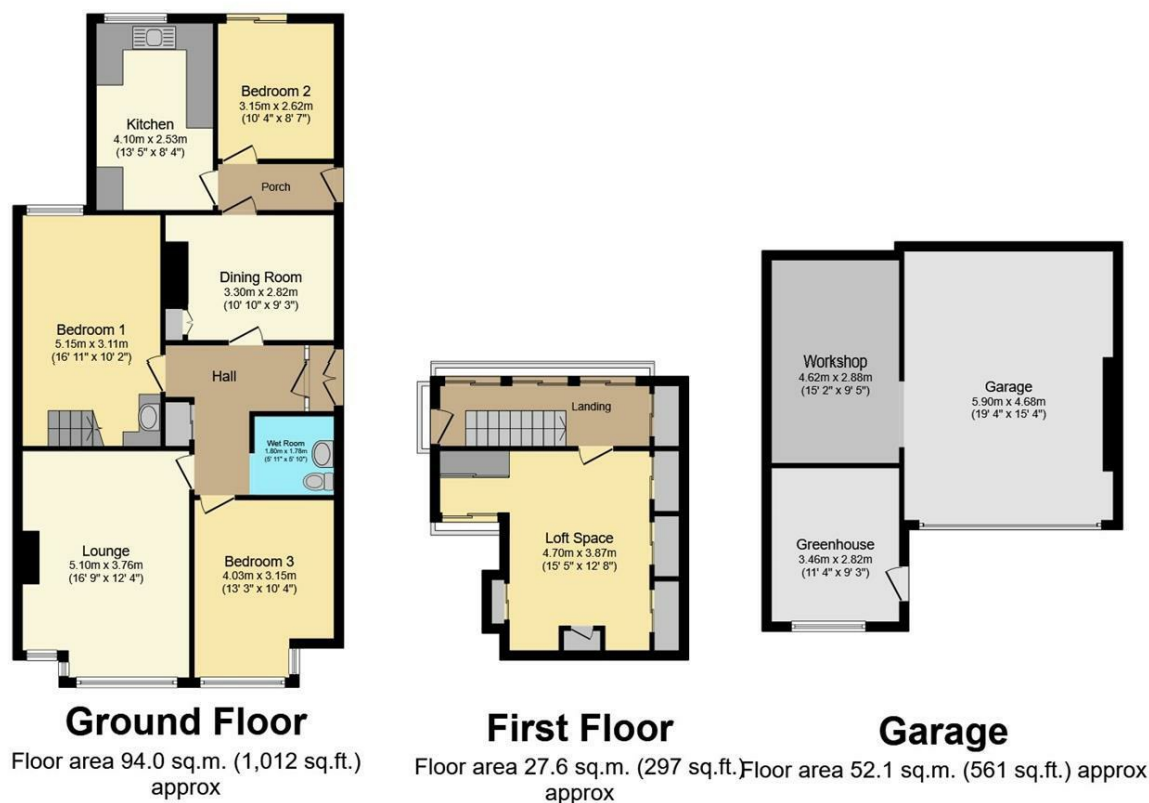
Free Market Appraisals / Valuations

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

Floor Plan

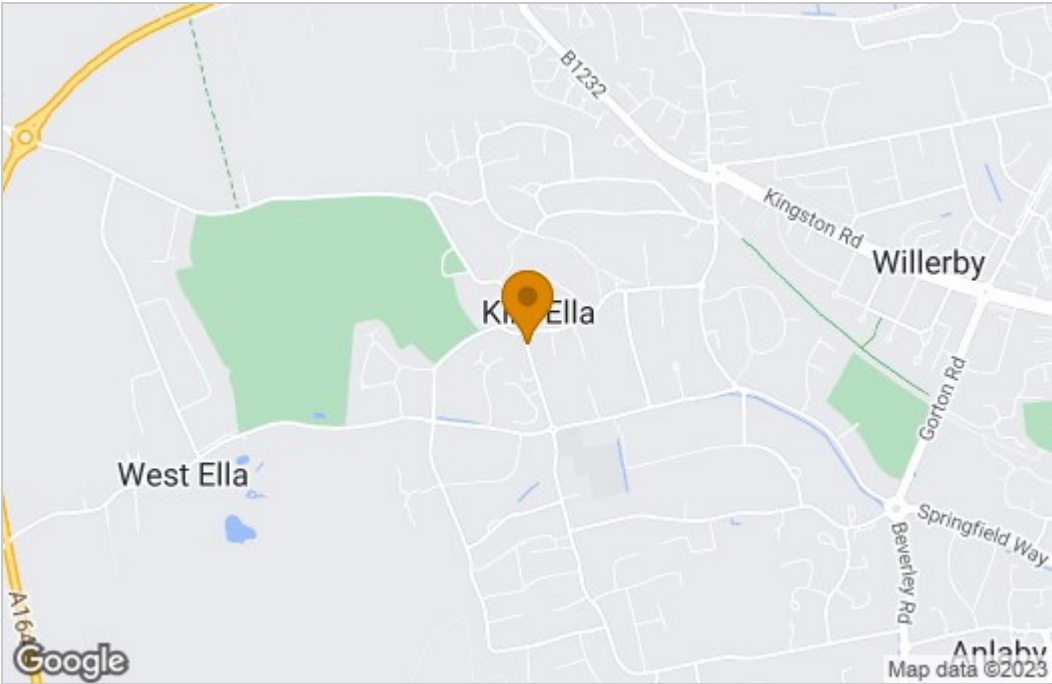


Total floor area 173.7 sq.m. (1,870 sq.ft.) approx

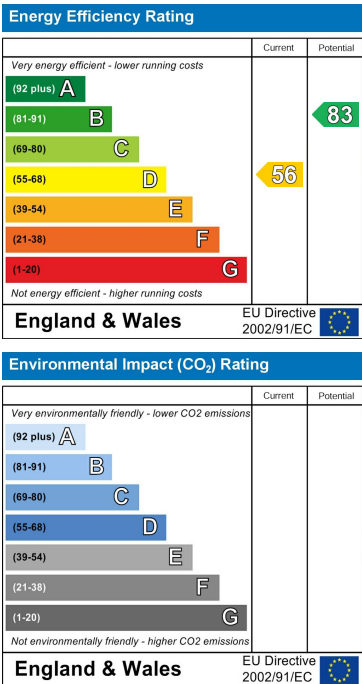
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Area Map



Energy Efficiency Graph



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