

# Whitakers

Estate Agents



**13 Inglemire Lane, Hull, HU6 7TD**

**Guide price £160,000**

\*\*\* GUIDE PRICE £160,000 - £170,000 \*\*\*

Introducing this semi-detached dormer bungalow which is established on a private cul-de-sac off the ever popular Inglemire Lane, and is offered to the market with NO ONWARD CHAIN.

The internal layout briefly comprises : porch opening to the dining area, spacious lounge, sitting room, shower room, and kitchen with conservatory off.

A fixed staircase ascends to the first floor which boasts a master bedroom with built-in wardrobe, and lobby to the second bedroom.

Externally there is a paved forecourt with decorative planting, and side drive leading to the detached garage.

The enclosed rear garden is also low maintenance in design, being block paved and enjoying well-stocked borders.



The accommodation comprises

#### Front external

Externally there is a paved forecourt with decorative planting, and side drive leading to the detached garage.

#### Ground floor

##### Porch

UPVC double glazed entrance door, and carpeted flooring. Wooden glazed door opening to :

Dining area 14'7" x 9'10" maximum (4.45 x 3.02 maximum )



UPVC double glazed window, built-in storage cupboard, and carpeted flooring.

Lounge 15'11" x 10'10" (4.86 x 3.31 )



UPVC double glazed window, fireplace with stone surround, and carpeted flooring.

Sitting room 11'10" x 9'11" (3.63 x 3.03 )



UPVC double glazed French doors to the rear garden, built-in storage cupboard, under stairs storage cupboard, and carpeted flooring b

#### Shower room



Two UPVC double glazed windows, fully tiled, and furnished with a three-piece suite comprising

walk-in enclosure with electric shower, vanity sink with mixer tap, and low flush W.C.

Kitchen 8'8" x 10'9" (2.66 x 3.30 )



UPVC double glazed door to the conservatory, UPVC double glazed window, tiled flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with job and hood above.

Conservatory 5'0" x 10'9" (1.53 x 3.30 )



UPVC double glazed throughout with door to the rear garden, and tiled flooring.

#### First floor

##### Landing

Carpeted flooring, and leading to :

Loft room one 10'7" x 9'6" (3.23 x 2.92 )



UPVC double glazed window, built-in wardrobe, and carpeted flooring.

##### Landing

Roof style window, storage in the eaves, and carpeted flooring.

Loft room two 18'6" x 9'1" (5.66 x 2.77 )



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

#### Rear external



The enclosed rear garden is also low maintenance in design, being block paved and enjoying well-stocked borders. Side drive and Garage

#### Tenure

The property is held under Freehold tenureship

#### Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00060014001301

Council Tax band - C

#### EPC rating

EPC rating - TBC

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 14 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

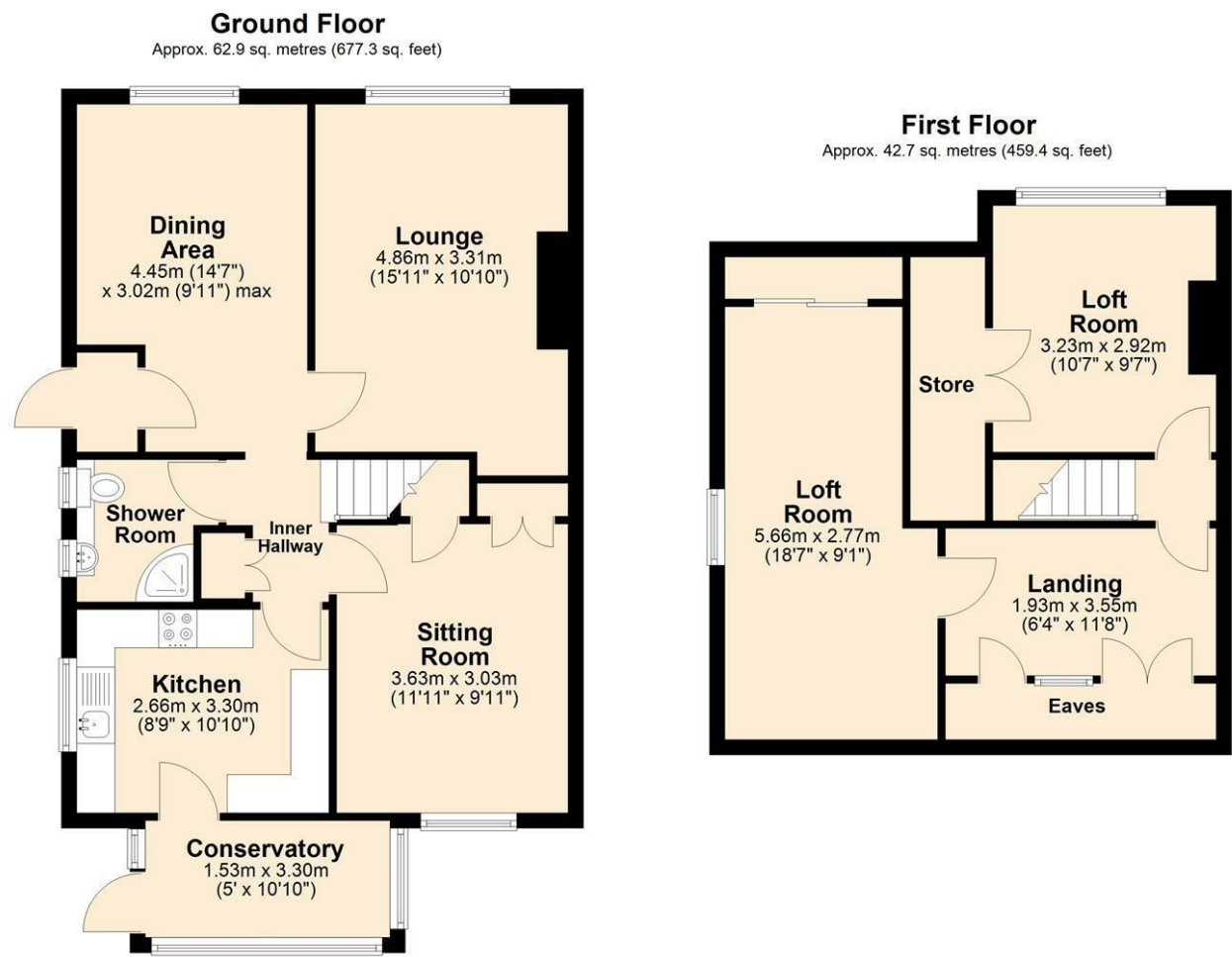
We offer a free sales valuation service, as an

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

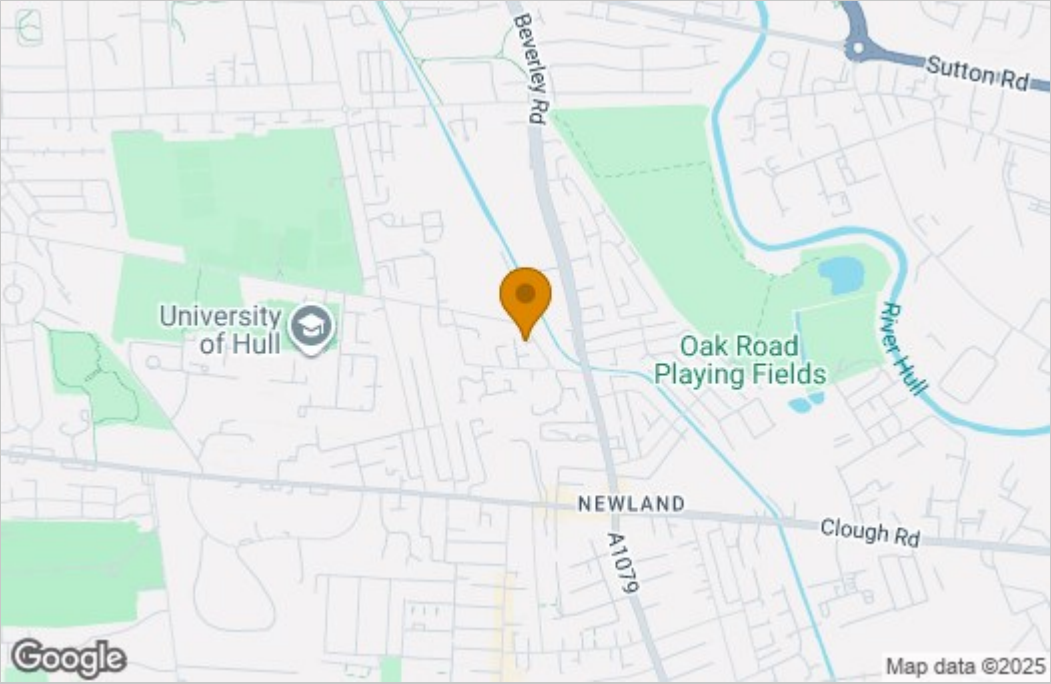
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Floor Plan

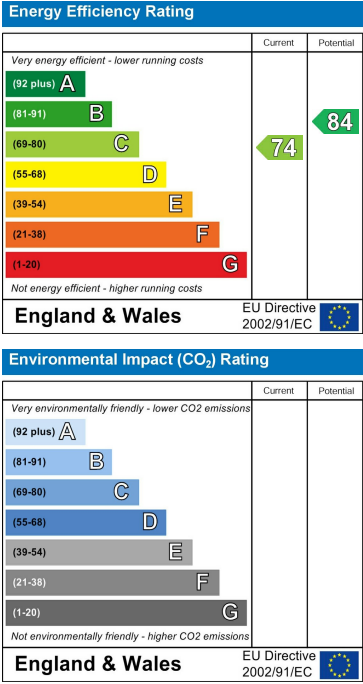


Total area: approx. 105.6 sq. metres (1136.7 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.