

Whitakers

Estate Agents



14 Lake Drive, Hull, HU8 9AU

Guide price £155,000

*** GUIDE PRICE £155,000 TO £165,000 ***

Within a stroll to all of the fabulous amenities that Holderness Road has to offer with its array of shopping facilities, the Woodford leisure centre and, of course, the beautiful East Park, this traditional style mid terrace property represents an excellent opportunity for the growing family.

The accommodation briefly comprises reception hall, lounge and dining room, fitted kitchen, utility room and ground floor wc and three bedrooms and a shower room to the first floor. Having gas central heating to radiators and double glazing, the property is set within attractive garden to the rear, a dropped kerb allowing off street parking to the front and offers off street parking with access to a garage via the rear with attached workshop.

With sought after educational choices available in the area, viewing is highly recommended and appointments for internal inspection are encouraged.

The Property Comprises

Entrance Hall



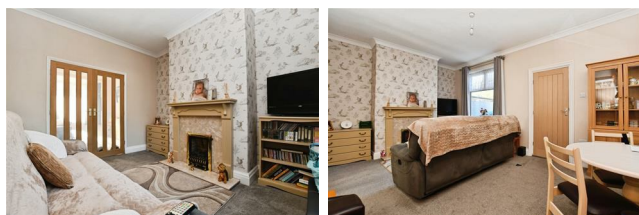
Staircase off, useful under stairs storage cupboard and a radiator.

Lounge 13'9" x 11'7" (4.20 x 3.55)



A round bay window to the front aspect and a radiator. Double doors give access to:

Dining Room 11'8" x 17'6" (3.58 x 5.35)



Window to the rear aspect, feature Adam style fire surround with marble effect back and hearth incorporating an inset coal effect gas fire and there is a radiator.

Kitchen 15'11" x 8'0" (4.86 x 2.44)



Recently installed, there is a good range of fitted floor and wall units with contrasting preparation

surfaces having an inset stainless steel sink unit with hot tap. Windows to the rear and side aspects, allowing plenty of natural light, plumbing for an automatic washing machine, a radiator an integrated appliances include an electric oven, contemporary electric hob, Fridge/freezer and an over head extractor canopy

Downstairs WC



A low level WC unit and a radiator.

Utility Area

Giving access to the rear garden.

First Floor Landing

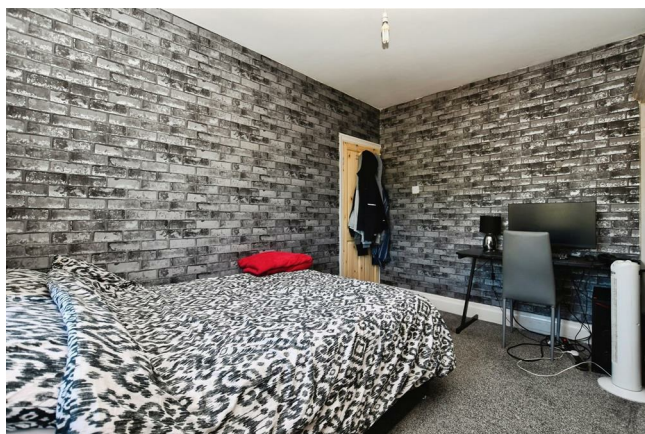
Giving access to:
Enlarged loft hatch with ladders

Bedroom One 13'10" x 11'8" (4.24 x 3.57)



A round bay window to the front aspect and a radiator.

Bedroom Two 11'8" x 9'5" (3.57 x 2.88)



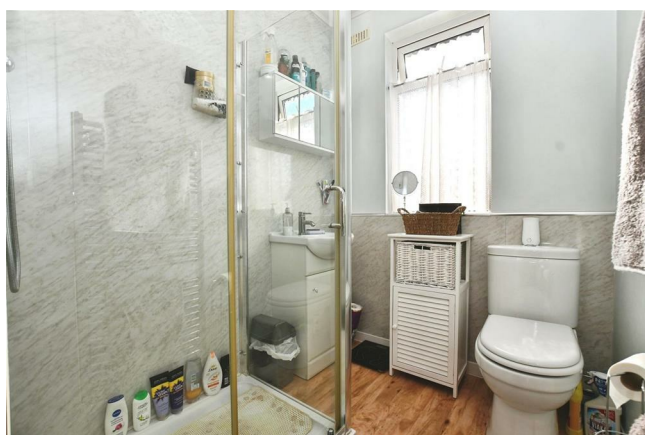
Window to the rear aspect and a radiator.

Bedroom Three 8'9" x 7'7" (2.67 x 2.33)



Window to the rear aspect and a radiator.

Shower Room



An electric shower unit within an independent enclosure, wash hand basin within a vanity unit and a dual flush low level WC unit. Spotlights to the ceiling and a chrome heated towel rail.

Gardens



To the front of the property is a dropped kerb allowing off street parking for a vehicle. To the rear is a garden laid to paved patio with a brick built storage shed.

Garage

Accessible via a "tenfoot" at the rear of the property and having a personnel door to the garden.

Council Tax

Hull City Council - Band B

Tenure

This 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 sales 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.

Material Information:

Construction - Brick and Tile

Conservation Area - Not applicable

Flood Risk - Low

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

Broadband - Basic 19 Mbps and Ultrafast 1000

Mbps

Coastal Erosion - Not applicable

Coalfield or Mining Area - Not applicable

Planning - There has been planning applications within the vicinity, not adjacent to this property

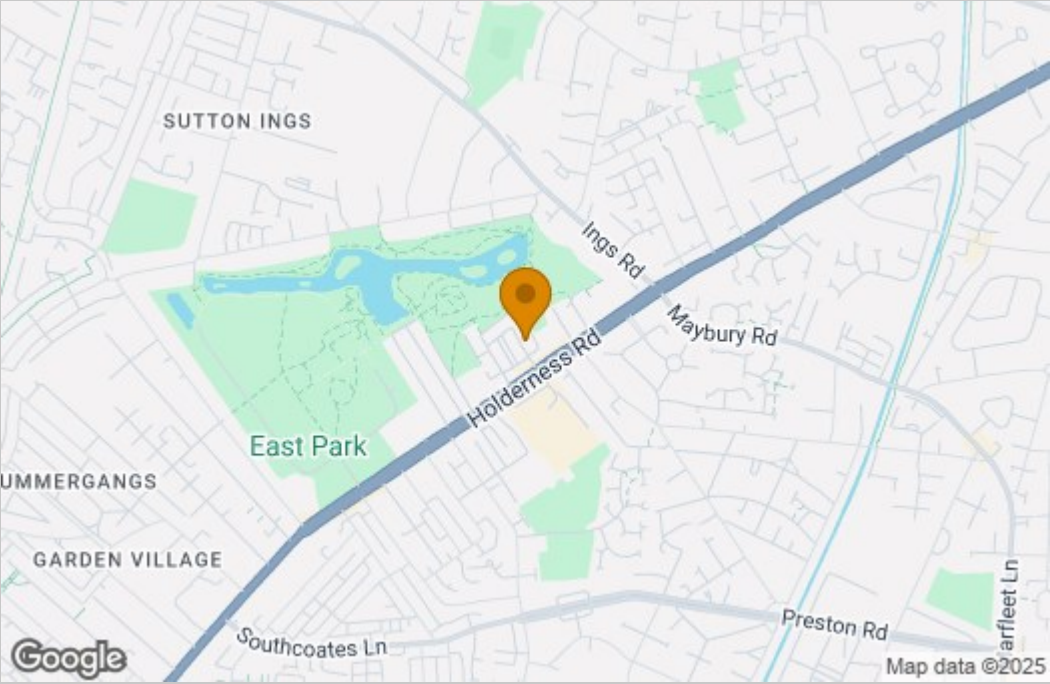
Whitakers Estate Agent Declaration:

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.

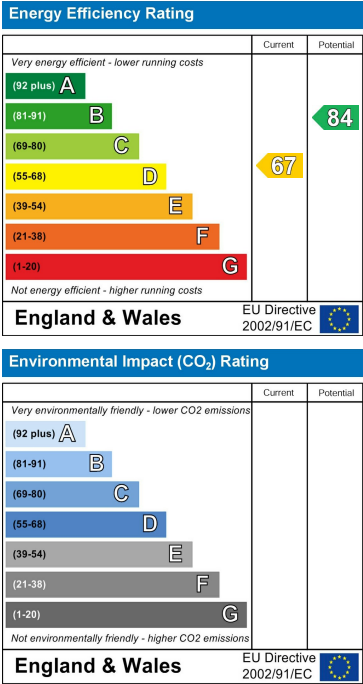
Floor Plan



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.