

# Whitakers

Estate Agents



**4 Lambert Park Road, Hull, HU12 8HF**

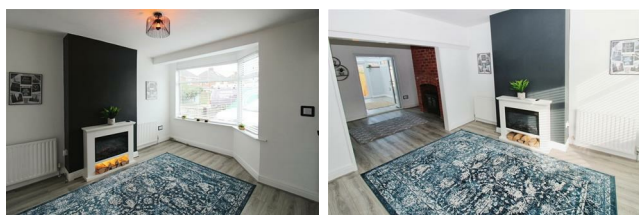
**Offers In The Region Of £190,000**

A spacious property done to a high standard situated within a stroll of all the excellent amenities offered by the charming market town of Hedon and with easy access to the Hull City centre, this traditional style semi detached property is ideally suited to the growing family. Re-furbished throughout, the accommodation comprises entrance hall, lounge, dining room, fitted kitchen with appliances, conservatory, three first floor bedrooms and a bathroom and has gas central heating to radiators and double glazing. Having a gated side driveway to a garage and an extra parking facility to the front aspect, the property has a pleasant garden to the rear with a summer house, a patio area with pagoda and a decking area accessed from the conservatory. Super family accommodation, internal inspection is encouraged.



Entrance Hall  
With staircase off and a radiator.

Lounge 13'1" x 12'0" (4.00 x 3.68)



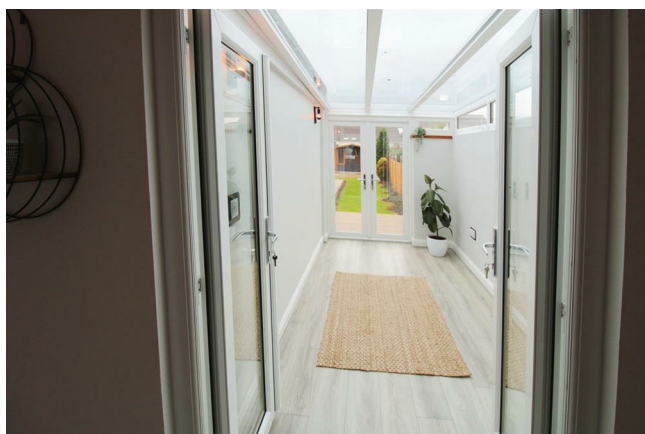
Into a three quarter angled bay window to the front aspect, a feature modern style electric fire, laminate flooring, two radiators and opening to;

Dining Room 15'3" x 9'7" plus recess (4.66 x 2.93 plus recess)



Laminate flooring continues, there is a storage cupboard, a radiator and French doors give access to;

Conservatory 12'8"x 6'3" (3.87x 1.91)



Again with laminate flooring, contemporary lighting and there are French Doors giving access to the rear garden.

Kitchen 11'4" x 8'1" (3.47 x 2.48)



A good range of contemporary style fitted floor and wall units with rolled edge laminated preparation surfaces incorporating an inset sink nit with mixer tap. Windows to two aspects providing plenty of light, a contemporary tall radiator, plumbing for an automatic washing machine and integrated appliances include an electric oven and hob and an overhead extractor canopy.

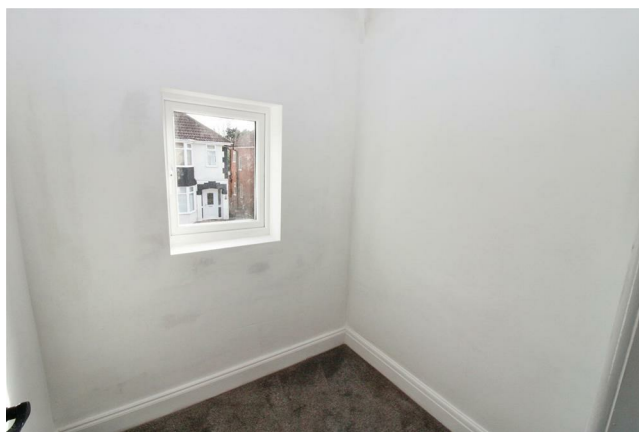
Bedroom One 12'10" x 9'0" (3.93 x 2.75 )



Into a three quarter angled bay window to the front aspect and a radiator.

Bedroom Two 10'2" x 8'11" (3.12 x 2.73)  
Window to the rear aspect and a radiator.

Bedroom Three 6'1" x 5'6" (1.86 x 1.70)



A window to the front aspect is in the process of getting fitted as planning permission has been approved

Bathroom



A white suite to comprise panelled bath, wash hand basin and a low level wc

Gardens



To the rear of the property is a garden laid to shaped lawn with a generous decking area to the outside of the conservatory. At the bottom of the

garden is a paved patio area which has a Summer house and a pagoda and for the DIY enthusiast there is a fitted workshop.

#### Car Parking



To the front of the property is an area currently used as an extra parking space and via a shared side drive with attractive wrought iron gates is a single garage.

#### Council Tax

East Riding Of Yorkshire Council - Band B

#### EPC

#### Tenure

Property tenure is Freehold

#### 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.

#### Whitakers Estate Agent Declaration:

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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.

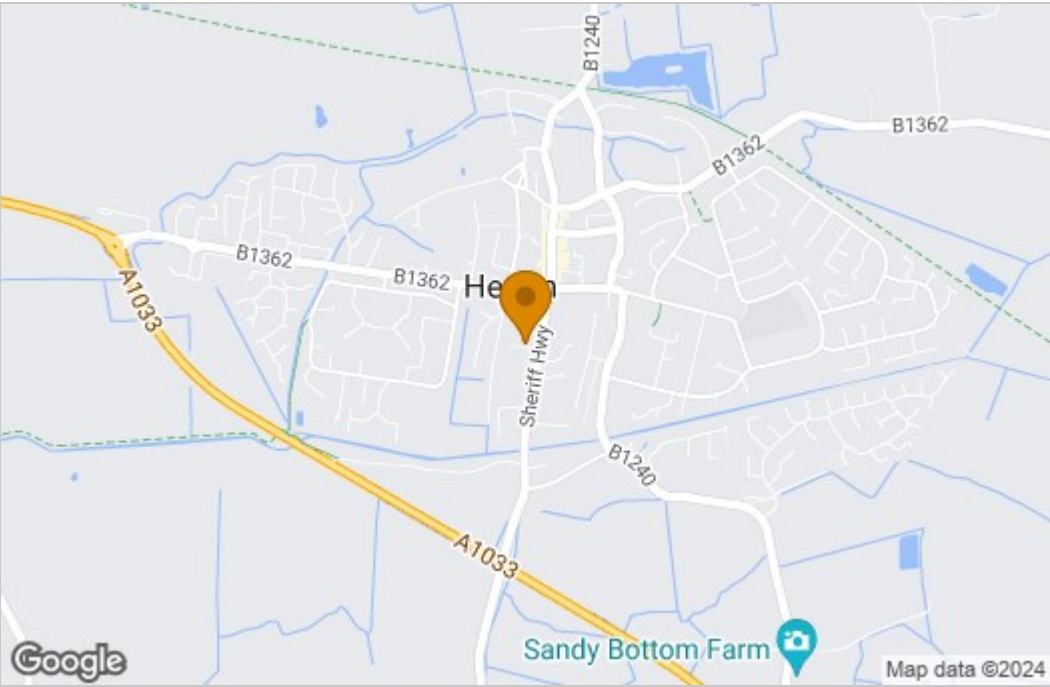
#### Free Market Appraisals/Valuations

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.

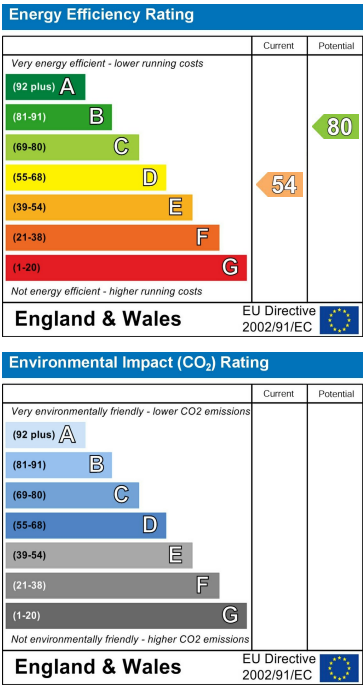
Floor Plan



Area Map



Energy Efficiency Graph



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