Whitakers
Estate Agents

11 Linnett Drive, HULL, HU8 9UH

Asking Price £270,000

SITUATED ON THE SOUGHT AFTER HOWDALE ROAD DEVELOPMENT, HANDILY PLACED FOR A STROLL TO ALL OF THE EXCELLENT AMENITIES THAT SUTTON- UPON- HULL VILLAGE HAS TO OFFER, THIS MODERN STYLE FOUR BEDROOM DETACHED HOUSE ENJOYS A QUIET POSITION TUCKED AWAY AND IDEALLY SUITS THE GROWING FAMILY UNIT.
THE ACCOMMODATION AFFORDS ENTRANCE HALL, CLOAK ROOM, LOUNGE WITH SOLID FUEL BURNER, FITTED KITCHEN WITH APPLIANCES, FOUR FIRST FLOOR BEDROOMS AND A FAMILY BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING. SET WITHIN ATTRACTIVE GARDENS, THERE IS A SUMMER HOUSE OFFERING ADDITIONAL OUTDOOR LIVING SPACE.

THIS PROPERTY IS IMMACULATELY PRESENTED THROUGHOUT AND EARLY VIEWING IS ENCOURAGED TO APPRECIATE!

Entrance Hall

Offering a double glazed front door, with laminate flooring and a radiator. Leading to:

Cloak Room

Laminate flooring with a low level WC, wall mounted hand basin. A UPVC window to the front aspect and a radiator.

Lounge 15'7" x 16'8" (4.77 x 5.10)

Well proportioned lounge with a large bay window to the front aspect and a fitted log burner. Comprises laminate flooring throughout a radiator, and an under stairs cupboard.

Fitted Kitchen/Diner 10'7" x 16'8" (3.23 x 5.10)

Generously sized fitted kitchen diner, immaculately presented. Comprising a Belfast sink, gas hob, with a range of floor and wall units. A UPVC window to the rear aspect, with French doors leading to the rear garden.

First Floor Landing

Carpeted, with a UPVC window to the side aspect and a radiator.

Bedroom 1 9'8" x 16'10" (2.96 x 5.14)

Well proportioned master bedroom with a range of fitted wardrobes. Carpeted throughout with UPVC windows to the rear aspect.

Bedroom 2 11'10" x 10'2" (3.62 x 3.10)

Well proportioned double bedroom. Carpeted throughout with fitted wardrobes and a UPVC window to the front aspect and a radiator.

Bedroom 3 8'9" x 6'3" (2.68 x 1.92)

Good sized third bedroom, carpeted with a UPVC window to the front aspect and a radiator.

Bathroom

Fitted bathroom with a three piece bathroom suite; low level WC, a vanity sink and bath with overhead rainfall shower. Fully tiled floor and walls with a UPVC window to the side aspect.

Gardens

Well presented rear garden with a pond area, ample seating space and a detached brick garage. To the front of the property, offers off street parking for multiple vehicles.

Summer House

Fully fitted summer house offering an additional outdoor space, great for family time or entertaining.

Council Tax

Hull City Council tax band C

Tenure

Freehold

EPC Rating

EPC rating 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 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.

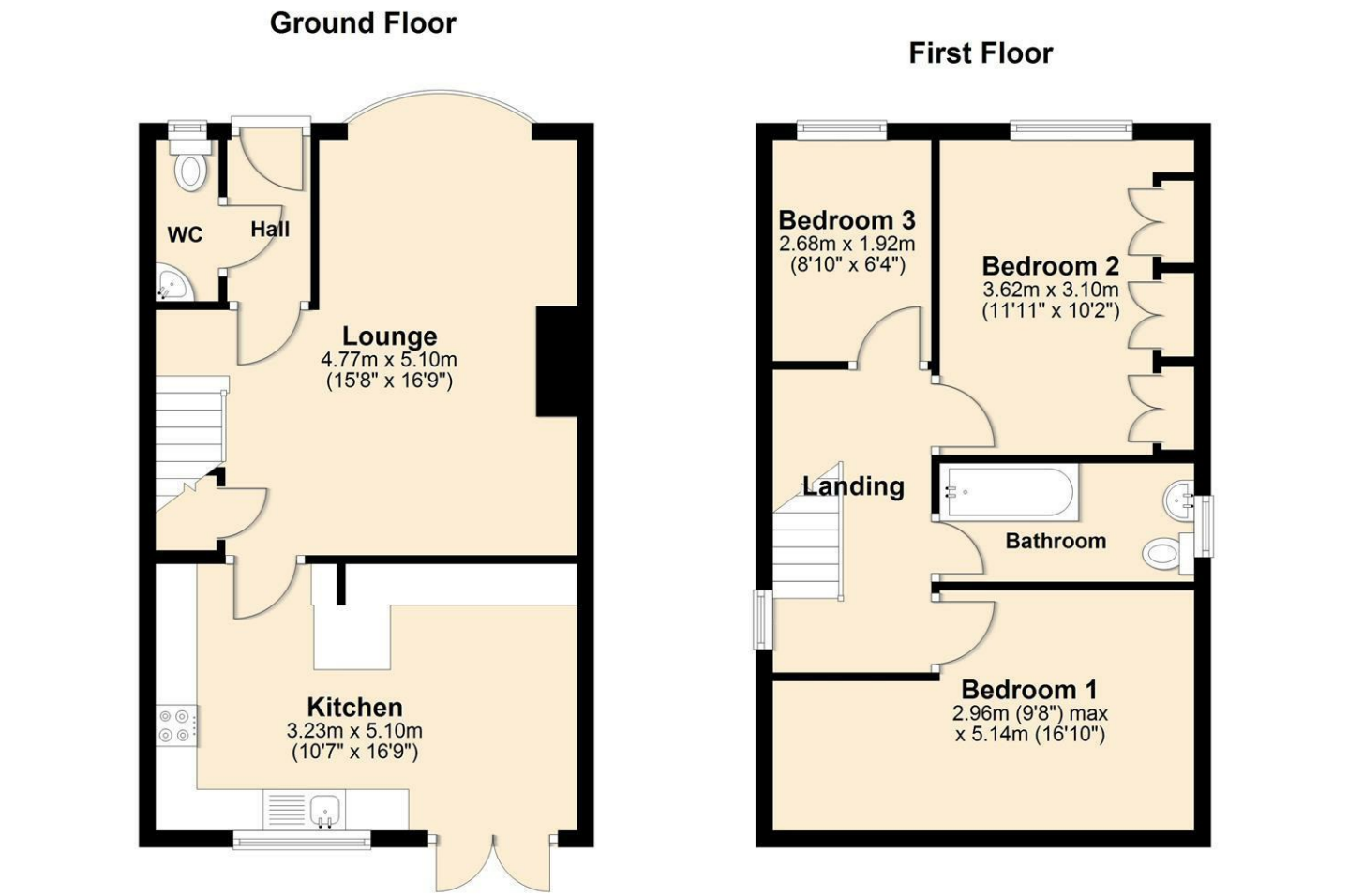
Material Information:

Construction - brick under tile roof
Conservation Area - no
Flood Risk - no
Mobile Coverage/Signal - Basic 6 Mbps Ultrafast 1000 Mbps
Broadband - EE/Vodafone/Three/O2
Coastal Erosion - no
Coalfield or Mining Area - no
Planning - no

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.

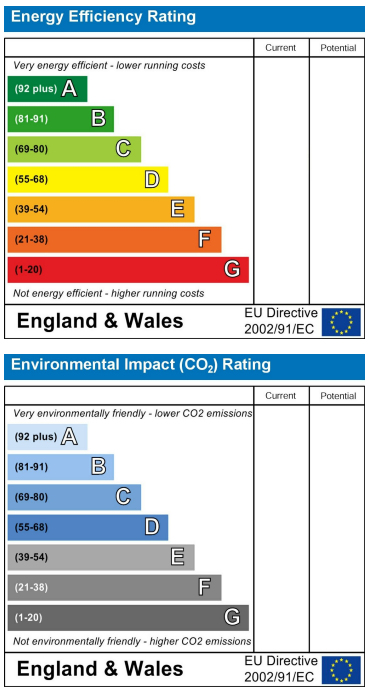
Floor Plan



Total area: approx. 85.6 sq. metres (921.2 sq. feet)

Area Map

Energy Efficiency Graph



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