

Whitakers

Estate Agents



89 Memory Lane, Hull, HU7 3LP

Guide price £235,000

*** GUIDE PRICE £235,000 TO £240,000 ***

SIMPLY REQUIRES INTERNAL INSPECTION IN ORDER TO APPRECIATE, THIS STUNNING PROPERTY IS LOCATED ON THE POPULAR KINGSWOOD DEVELOPMENT AND BOASTS AN ENVIABLE PLOT, WHICH IS HANDILY PLACED FOR ALL OF THE SHOPPING AND LEISURE AMENITIES IT OFFERS

This spacious semi detached home briefly comprises reception hall, cloak room, luxury dining kitchen with appliances, lounge, three bedrooms of good proportion with the master having en suite facilities and there is a family bathroom With the expected gas central heating to radiators and double glazing, there is a brick built garage with further parking space via the rear driveway.

Reception Hall



Attractive laminate flooring which is also to the staircase and has a contemporary balustrade. Partially panelled walls, a radiator and a useful under stairs storage cupboard.

Cloak Room



A white suite to comprise a dual flush low level wc and a wash hand basin with a pedestal and a monobloc tap. Majority tiled walls and a tiled floor, extractor unit and a radiator

Lounge



Laminate flooring continues, there are French doors and screens to the rear aspect allowing access to the rear garden, a tall contemporary style radiator, a panelled wall and a feature electric fire place which give a lovely ambience.

Fitted Kitchen



An extensive range of fitted floor and wall units with contrasting preparation surfaces having an inset ceramic one and a half bowl sink unit with monobloc tap and there is a matching breakfast island. Window to the front aspect, partially tiled walls, spotlights to the ceiling and integrated appliances include an electric oven and grill, electric induction hob, stainless steel over head extractor canopy, microwave oven, fridge/freezer, plumbed automatic washing machine and a tumble dryer. opens to:

Breakfast Area



Window to the side aspect, laminate flooring continues, panelled wall and a radiator

Landing



Laminate flooring, loft access and leads to:

Bedroom One



Picture windows to two aspects and like the lounge, has plenty of natural light. Laminate flooring, fitted wardrobe, partially panelled walls and a radiator

En Suite



A Plumbed shower unit within a double independent enclosure, wash hand basin with monobloc tap within a vanity unit and a dual flush low level wc. Tiled floor and majority tiled walls, spotlights to the ceiling and a chrome heated towel rail.

Bedroom Two



Window to the rear aspect, laminate flooring and a radiator

Bedroom Three



Window to the rear aspect, laminate flooring, fitted wardrobes and a radiator

Family Bathroom



A white suite to comprise panelled bath, wash hand basin with monobloc tap and a dual flush low level wc. Partially tiled walls and tiled floor, mirror fronted bathroom cabinet, spotlights to the ceiling, a chrome heated towel rail and there is a shower attachment to the bath with a shower screen to the bath side.

Gardens



To the front and side of the property are garden laid to artificial lawn with dwarf hedging to the perimeter. To the rear is a garden of excellent proportion and privacy which is laid to two patio areas and artificial lawn.

Garage

To the rear of the property is a driveway which can occupy two vehicles for off street parking and it leads to brick built garage.

Entertainment Area



To the rear garden the present owners have added a fabulous entertainment room which is negotiable and is ideal for family and friend

gatherings. Equally this area would be perfect for the remote worker, providing a quiet and secluded environment for business being conducted From the home.

Council Tax

Hull City Council - band C

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 under tiled roof

Conservation Area - No

Flood Risk - very Low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

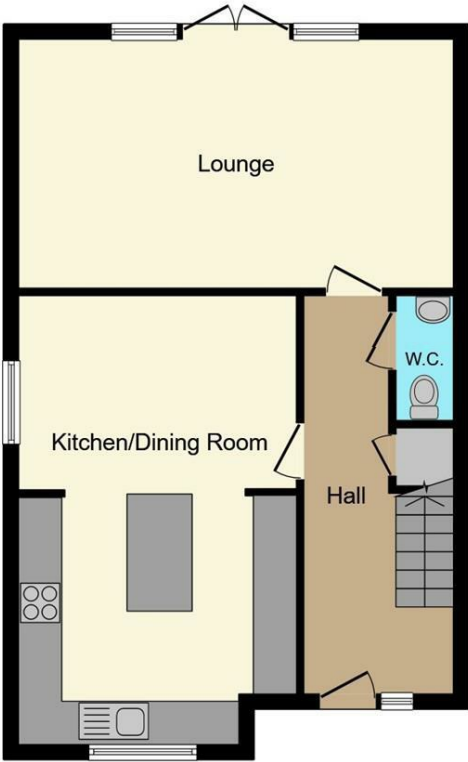
Coalfield or Mining Area -No

Planning - On going development

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



Ground Floor



First Floor

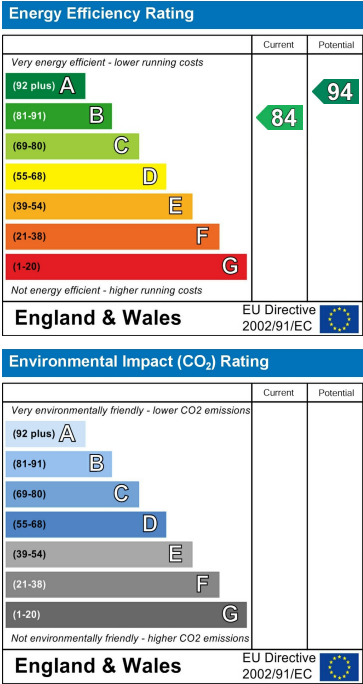
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

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.