

# Whitakers

Estate Agents



## 1 Tin Lane

, Hull, HU9 3BQ

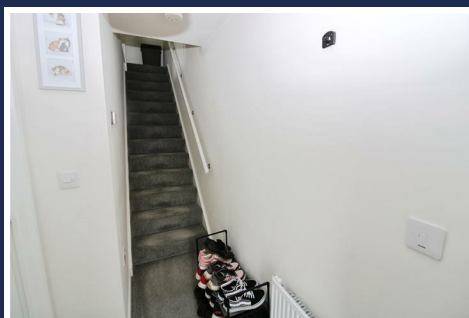
Offers Over £165,000



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## Entrance Hall

With staircase off and a radiator

## Lounge

14'8" x 11'9" (4.48 x 3.59)

Having French doors to the rear aspect giving access to the garden, a window to the side aspect allowing plenty of natural light and there is a radiator.

## Dining Kitchen

12'1" x 11'6" (3.70 x 3.52)

A lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with monobloc tap. window to the front aspect, useful under stairs storage cupboard, a radiator and integrated appliances include an electric oven, four ring gas hob, overhead extractor canopy, fridge freezer, a dishwasher and an automatic washing machine

## Cloak Room

A low level wc, wash hand basin with pedestal and a radiator.

## Bedroom One

11'11" x 11'0" (3.65 x 3.36)

Window to the front aspect, built in storage cupboard and a radiator.

## Bedroom Two

10'5" x 8'6" (3.20 x 2.60)

Window to the rear aspect and a radiator.

## Bedroom Three

8'0" x 5'10" (2.45 x 1.80)

Window to the rear aspect and a radiator.

## En Suite

A plumbed shower unit within independent enclosure, wash hand basin with pedestal and a low level wc. Window to the front aspect and a radiator.

## Bathroom

A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Shower attachment to the bath and a radiator.

## Gardens

To the front of the property is a small open plan flower garden and to the rear of the property is an enclosed garden of good proportion, laid to lawn with a storage shed.

## Car Parking

A side driveway to the property provides off street parking amenities for two vehicles

## Council Tax

Hull Council Tax - 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 under tiled roof

Conservation Area - No

Flood Risk -Low

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

Broadband - Ultrafast 1000 Mbps

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.



### Road Map



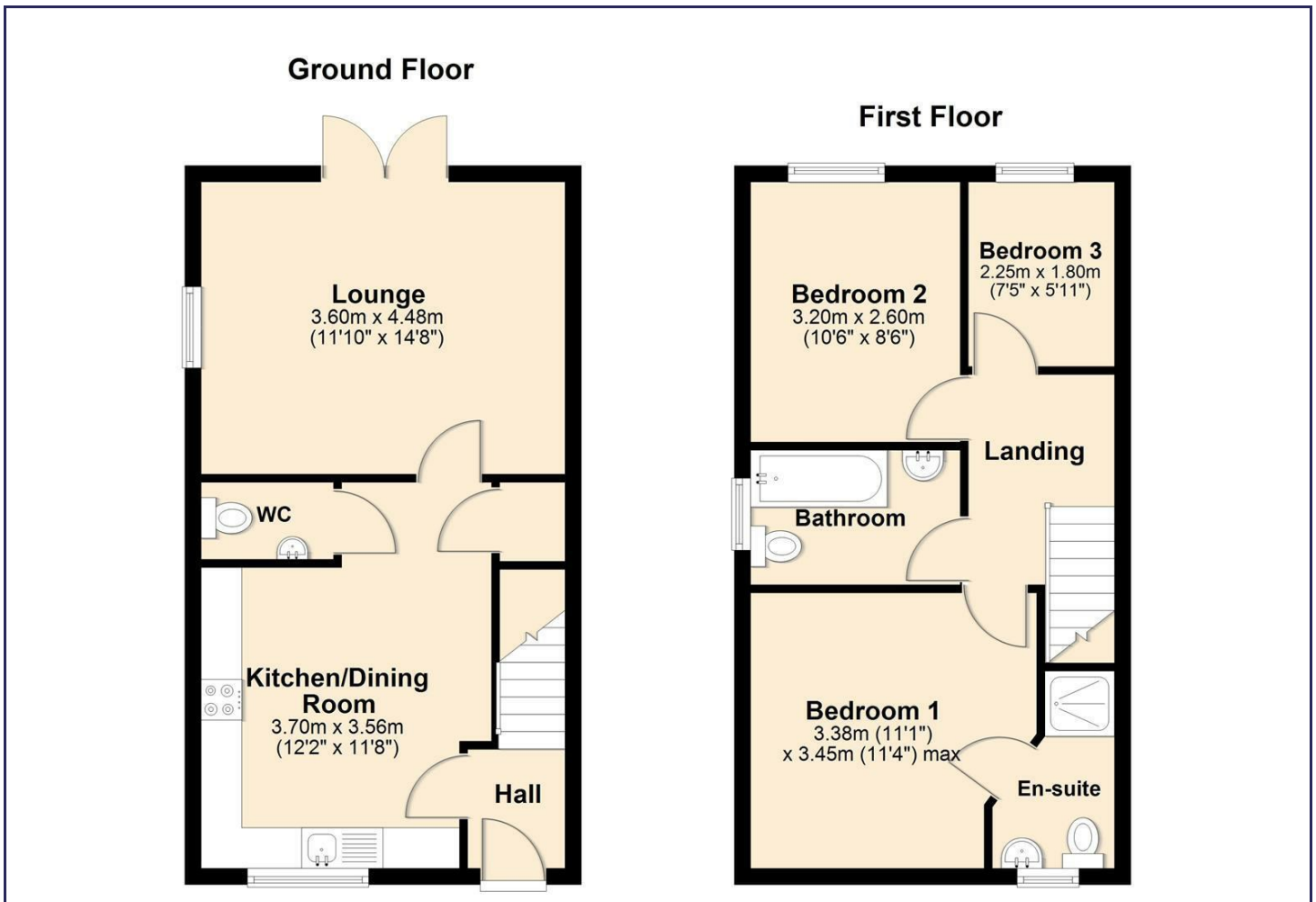
### Hybrid Map



### Terrain Map



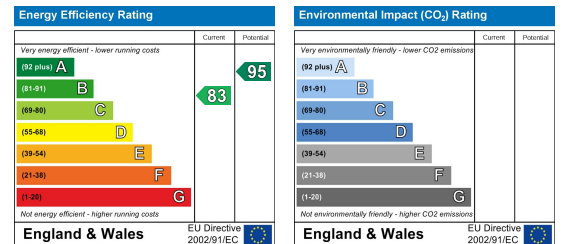
### Floor Plan



### Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.