

# Whitakers

Estate Agents



**10 Memory Lane, Hull, HU7 3LP**

**Offers Over £255,000**

Whitakers are delighted to bring this exceptional modern 3 bedroom family home to the market.

Constructed in 2021 and immaculately presented throughout, the property is ideally situated on an enviable plot overlooking open green area and offers spacious family accommodation in a most sought after location.

Located on ever popular Kingswood, well positioned for highly regarded primary and secondary schools together with the wide range of leisure and retail facilities of Kingswood Retail Parks, the property has a real feeling of internal space with higher ceilings, feature windows and generous room dimensions and offers outstanding family accommodation in true "move-in" condition!

Briefly comprising; entrance hallway, modern fitted kitchen with dining area, spacious lounge and downstairs cloakroom to the ground floor, whilst there are three generously sized bedrooms, the master being en-suite and a family bathroom to the first floor.

Having the additional benefit of a well proportioned rear garden, detached garage and driveway parking for two vehicles, together with gas central heating, uPVC glazing throughout and the aforementioned open front aspect, internal viewing is strongly recommended!

## The Accommodation Comprises

### Entrance Hallway



Recessed porch with composite entrance door and glazed side panel leading into the spacious hallway with carpeted flooring, central heating radiator uPVC window to side aspect and under stair storage.

Kitchen 10' max x 11'4 (3.05m max x 3.45m)



Modern kitchen fitted with a range of contemporary grey wall, base and tower units, contrasting work surfaces and splash backs. 4 ring gas hob with chimney extractor over and mid level integrated electric fan oven. Stainless steel sink/drainer with mixer taps, plumbing for under counter washing machine and dish washer and space for free standing fridge freezer. uPVC window to front aspect, ceiling spot lights and tiled flooring extending into.....

Dining Area 8'4 x 11'4 (2.54m x 3.45m)



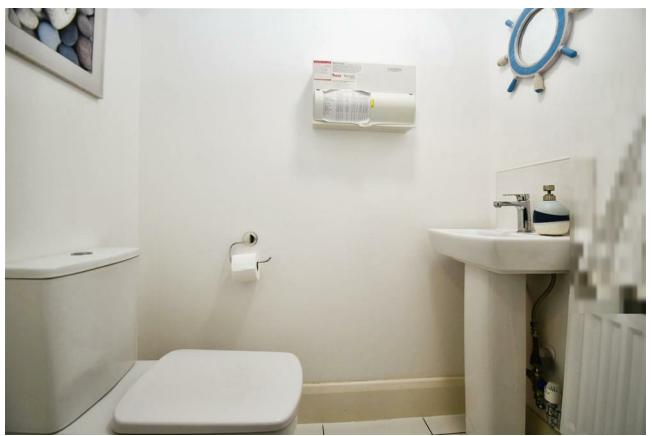
Extension of tiled flooring, central heating radiator, external uPVC door to side aspect, ample room for family dining and door way into entrance hallway.

Lounge 10'7 x 18'9 (3.23m x 5.72m)



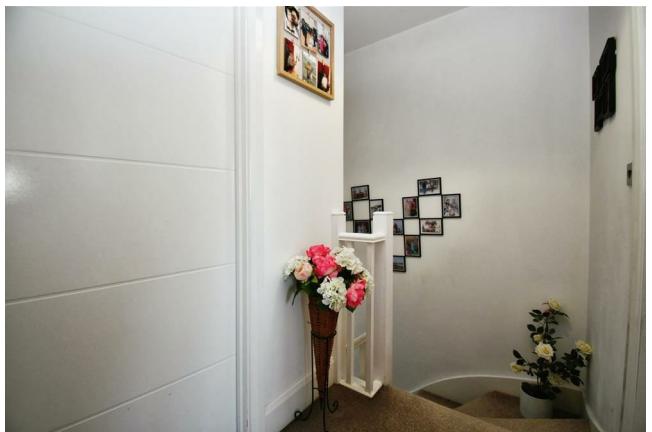
Bright and spacious lounge with carpeted flooring, two central heating radiators, side uPVC window and uPVC French doors into rear garden.

### Downstairs Cloakroom



With low flush wc, hand wash basin, tiled flooring, central heating radiator and extractor fan.

### First Floor Landing



Stairs from the entrance hallway lead to the first floor landing with carpeted flooring and loft access hatch.

Bedroom One 14'1 max x 15' max (4.29m max x 4.57m max)



With feature uPVC window to front aspect, carpeted flooring, central heating radiator and storage cupboard. Door leads into....

En-suite 6'2 x 7'9 (1.88m x 2.36m)



Spacious en-suite comprising walk-in double shower cubicle with tiled walls, mains shower and glazed sliding doors, low flush wc and hand wash basin. Heated towel rail, tiling to walls and flooring, extractor fan and uPVC window to front aspect.

Bedroom Two 9'11 x 11'6 (3.02m x 3.51m)



With uPVC window to rear aspect, carpeted flooring and central heating radiator.

Bedroom Three 9'11 x 7' (3.02m x 2.13m)



With uPVC window to rear aspect, carpeted flooring and central heating radiator.

Bathroom 7'1 x 6'6 (2.16m x 1.98m)



Family bathroom comprising panel bath with mixer shower over and fitted screen, low flush wc and vanity sink unit. heated chrome towel rail, tiled flooring, wall tiling to water sensitive areas, uPVC window to side aspect and extractor fan.

#### Outside



The front of the property enjoys open aspect over common green area and features a small lawned and paved garden with mature plants and shrubs with side gate access to the rear garden whilst the side driveway provides off road for two vehicles and leads to the single garage.

To the rear of the property is a spacious private garden laid mainly to lawn with paved patio seating areas, gravelled borders and fencing to perimeters.

#### Garage

Located at the foot of the driveway with up and over door electric supply

#### Tenure

The property is Freehold

#### Council Tax

Council Tax band C

#### EPC

#### 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/Tile

Conservation Area - No

Flood Risk - No Risk

Mobile Coverage/Signal -

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

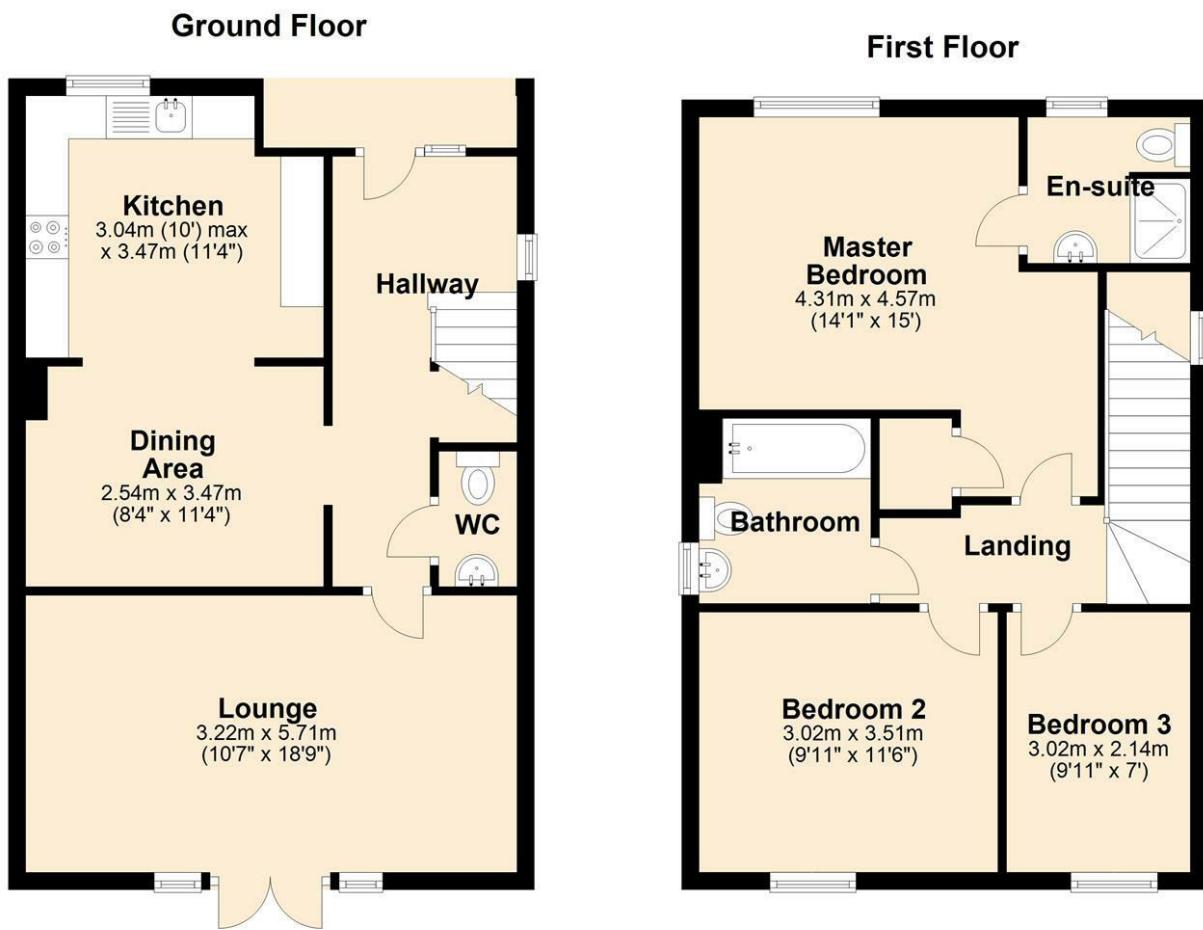
Coalfield or Mining Area - No

Planning - No

**Whitakers Estate Agent Declaration:**

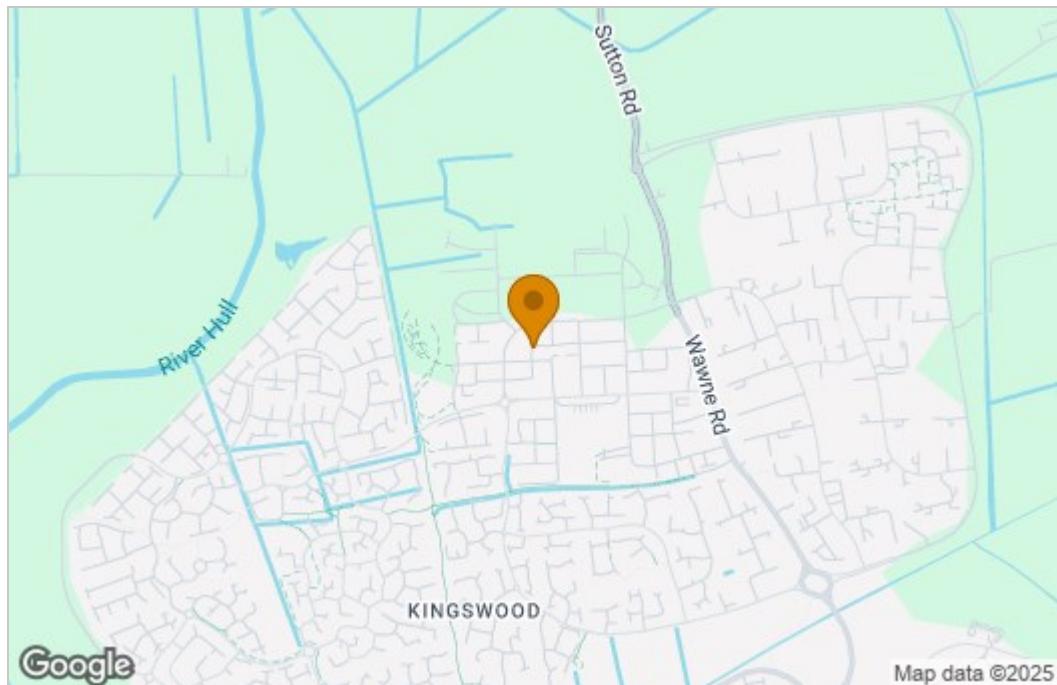
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## Floor Plan

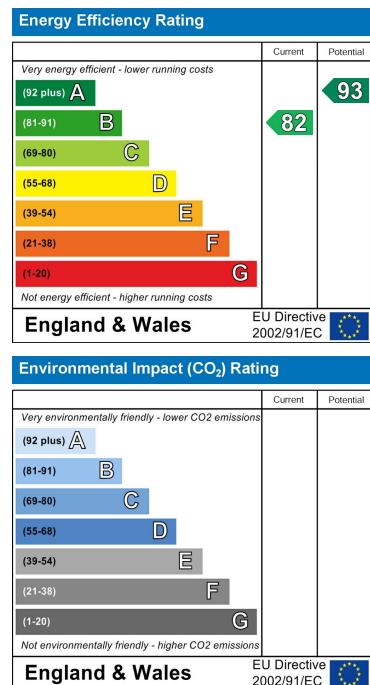


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## 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.