

# Whitakers

Estate Agents



## Lavender Cottage 34 Main Street

Preston, Hull, HU12 8UA

Asking Price £110,000





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## Entrance

Via a uPVC double glazed door

## Lounge/Dining Room

12'7" x 12'4" (3.86 x 3.76)

Spacious, the lounge has a brick fireplace with inset flame effect fire, the stairs to the 1st floor and radiator.

The dining area has a radiator.

## Kitchen

6'5" x 5'6" (1.98 x 1.68)

With a range of base and wall units with contrasting work surfaces, a built in electric oven with four plate electric hob and extractor, tiled splash backs and space for a fridge freezer, and plumbing for an automatic washing machine, a uPVC double glazed door and window, radiator.

## Bathroom

6'0" x 6'0" (1.85 x 1.83)

The bathroom has a panel bath with mixer tap shower, a low level wc and a pedestal wash hand basin, a uPVC double glazed window and radiator.

Stairs to the 1st floor Landing.

## Bedroom One

10'0" x 12'0" (3.05 x 3.68)

The bedroom has a uPVC double glazed window and radiator, a useful storage cupboard offering ample space.

## Bedroom Two

13'1" x 6'0" (3.99 x 1.83)

With uPVC double glazed window.

## Outside

To the rear of the cottage there is a generous lawn garden with a variety of mature flowers, plants and shrubs, the garden has access to the rear and high level timber fence boundaries, a timber storage shed, and brick outhouse with boiler in situ.

## Disclaimer

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## Agents Notes

Services, fittings and equipment referred to in these sale 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.

## Valuations

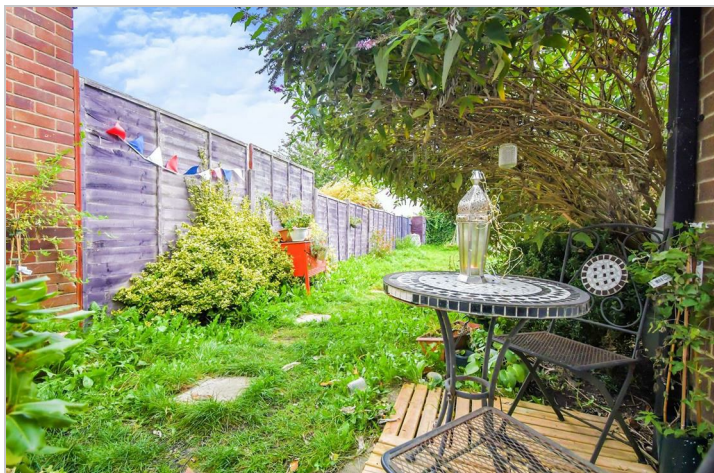
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

## Council Tax

Band A

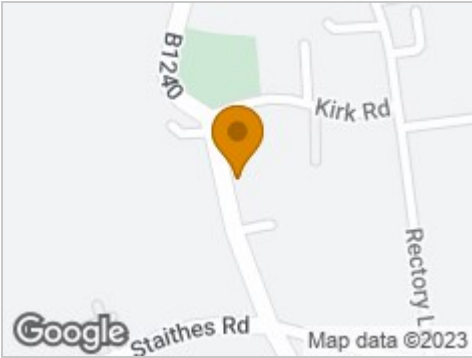
The local authority is East Riding Of Yorkshire

Tel: 01482 877177





Road Map



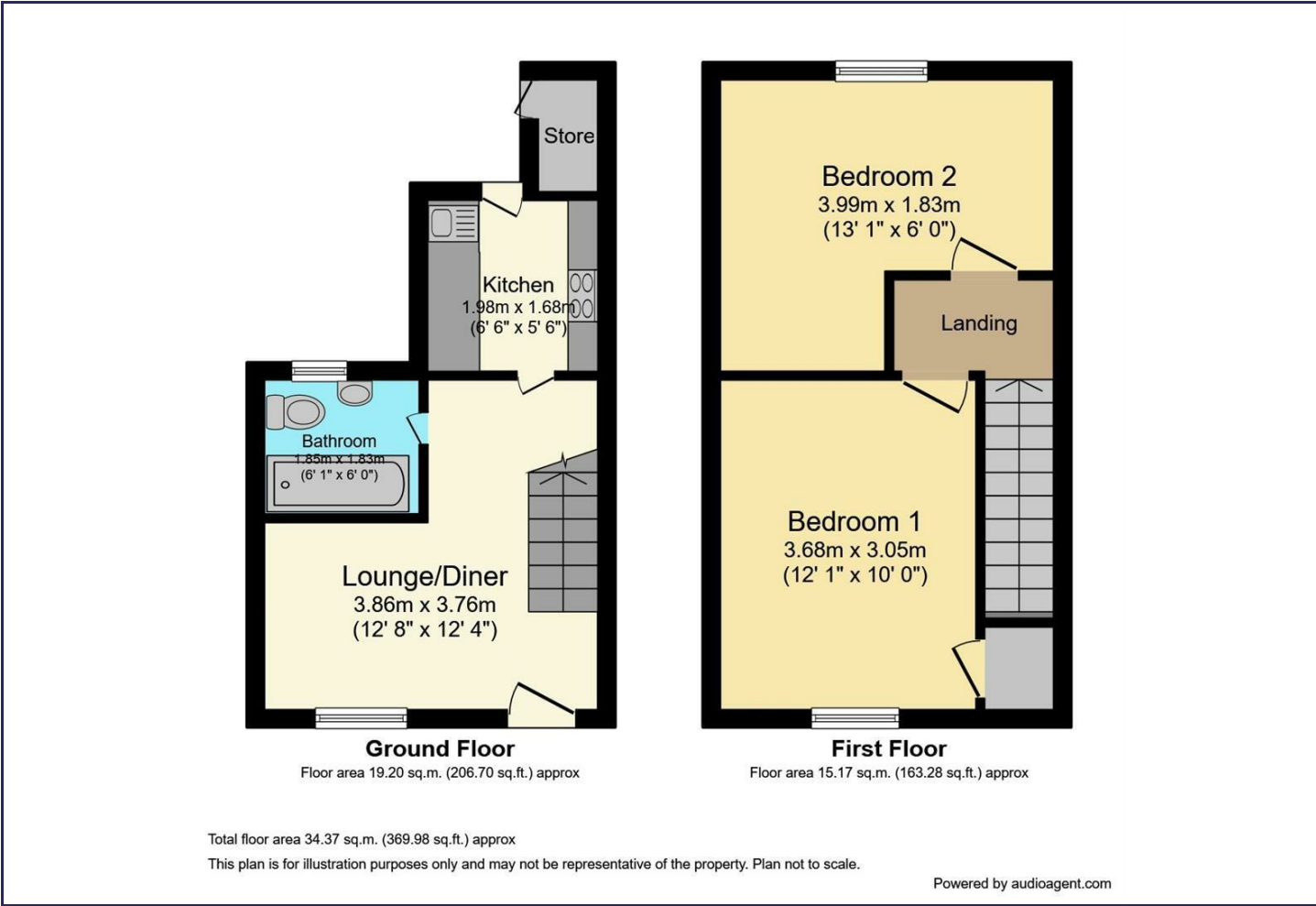
Hybrid Map



Terrain Map



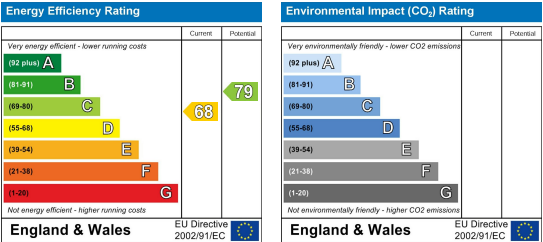
Floor Plan



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



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