

# Whitakers

Estate Agents



## 7 The Lawns

Sutton-On-Hull, Hull, HU7 4SL

Offers In The Region Of £72,000





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## Entrance Hall

20'7" x 2'10" (6.28 x 0.87)

With storage cupboard, wood effect flooring and wall heater.

## Utility Area

6'10" x 4'9" (2.09 x 1.47)

Ideal for utilities and storage.

## lounge/dining room

19'9" x 11'9" (6.04 x 3.59)

The lounge has a focal fireplace with inset fire, wood effect flooring, and uPVC double glazed window to the side and rear aspect.

## Kitchen

11'11" x 7'4" (3.65 x 2.244)

With a range of base and wall units with contrasting work surfaces, sink/drainage and built in electric oven with electric hob and extractor, a uPVC double glazed window and plumbing for an automatic washing machine, space for a fridge freezer, and wood effect flooring.

## Bathroom

7'4" x 5'8" (2.244 x 1.74)

The bathroom consists of a white suite with panel bath with electric shower, a low level wc and a pedestal wash hand basin, a uPVC double glazed window and tiled walls, wood effect flooring.

## Bedroom One

12'2" x 10'8" (3.733 x 3.26)

The spacious bedroom has a uPVC double glazed window and wood effect flooring.

## Bedroom Two

10'1" x 7'4" (3.079 x 2.244)

The bedroom has wood effect flooring and a uPVC double glazed window.

## Outside

The communal gardens allow access to the ground floor flat, and have communal parking near by.

## 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.

## Agents Notes

Services, fittings & 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.

## Disclaimer

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.

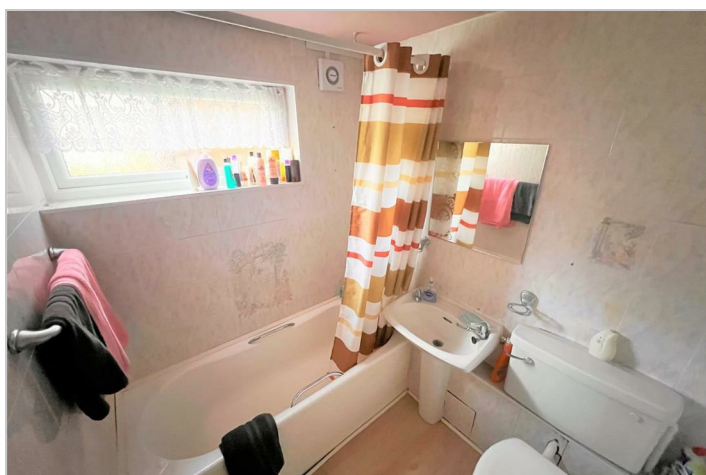
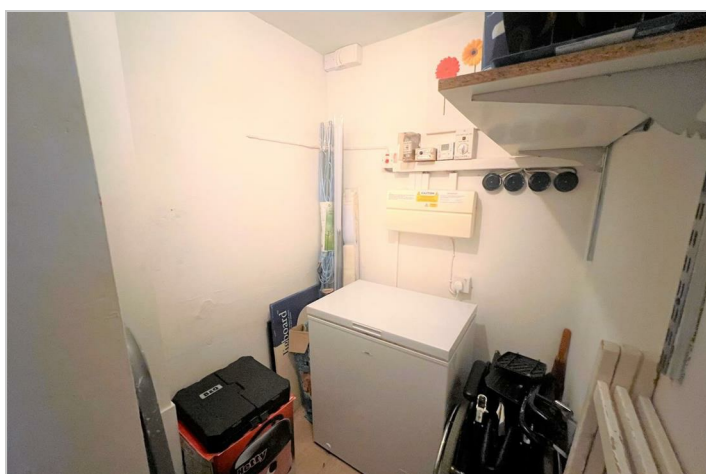
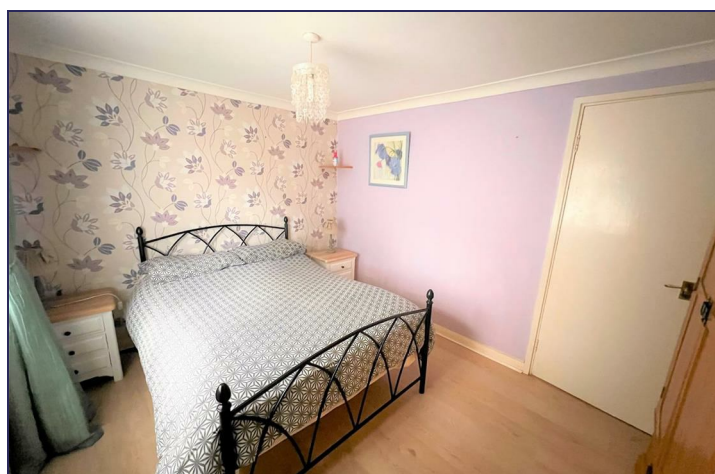
## Council Tax

Band A

## Tenure

Tel: 01482 877177

Leasehold 95 years remaining  
Low monthly charges.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Floor Plan

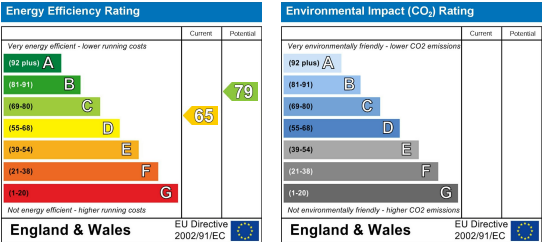
Floor area 73.3 sq.m. (789 sq.ft.) approx

Total floor area 73.3 sq.m. (789 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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