

# Whitakers

Estate Agents



## 6 Cherry Lane

Lambwath Road, Hull, HU8 0EF

Asking Price £227,500



# 6 Cherry Lane

Lambwath Road, Hull, HU8 0EF

Asking Price £227,500



## Description

A beautiful extended detached bungalow, situated on a sizeable plot in this very sought after location in the East of the City, impeccable, mature gardens to the front and rear.

We encourage early viewing to avoid disappointment!

Ample off road parking, garage, conservatory, and situated in a quiet residential cul-de-sac position off Lambwath Road within walking distance to amenities and Sutton Village.

The seclude rear garden has a degree of privacy and a southerly aspect, these bungalows are very rarely available! Be Quick!

The accommodation comprises:

### Entrance porch

Upvc double glazed entrance door and side window. Leads to:

### Hallway

Central heating radiator, coved ceiling, access to the roof void and an airing cupboard with a hot water cylinder.

### Lounge

16'0" x 12'9" maximum (4.90 x 3.90 maximum)  
Upvc double glazed sliding doors leading to the conservatory, central heating radiator, coved ceiling, dado rail and an Adam style fire surround with a marbled back and hearth and living flame gas fire.

### Conservatory

10'0" x 9'1" (3.06 x 2.78)  
Upvc double glazed windows and double doors leading to the gardens and laminate flooring.

### Breakfast kitchen

14'1" x 7'10" (4.30 x 2.40)

Upvc double glazed window and side entrance door, central heating radiator, fitted with a range of base wall and drawer units with fitted work surfaces and upstands, tiled splash backs and a single drainer sink unit, stainless steel split level oven and hob and plumbed for an automatic washing machine.

### Bedroom 1

13'8" x 9'10" maximum (4.18 x 3.00 maximum)

Upvc double glazed window, central heating radiator and fitted wardrobes.

### Bedroom 2

12'8" x 8'9" (3.88 x 2.69)

Upvc double glazed window and central heating radiator.

### Bathroom

Upvc double glazed window, towel rail central heating radiator, fitted with a three piece suite comprising panelled bath with a mixer shower and shower screen, pedestal wash basin and a low flush WC, shaver socket and an extractor fan.

### Gardens

To the front of the property there us a garden with a boundary wall and side pathway. A private driveway leads to the garage and provides ample parking., At the rear of the property there is a lawned garden with a Southerly aspect with a paved patio, well stocked borders.

### Workshop

Beyond the garage there is a pre cast concrete sectional workshop with power and lighting laid on.

Tel: 01482 877177

## Garage

Semi detached brick built garage with a pitched roof providing additional storage and with an up and over door, side window and personal access door as well as power laid on.

## 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.

## 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 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.

## 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



Floor area 77.4 sq.m. (833 sq.ft.) approx

Total floor area 77.4 sq.m. (833 sq.ft.) approx

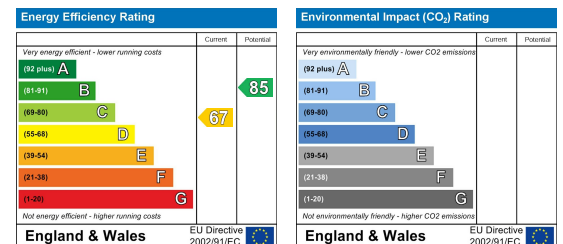
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

## 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.