

Whitakers

Estate Agents



4 The Lawns

Sutton-On-Hull, Hull, HU7 4QT

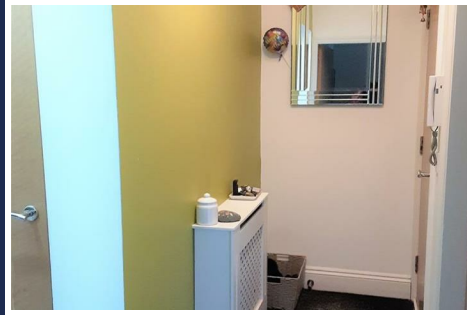
Offers Over £100,000



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The accommodation comprises:

Reception Hall

Accessible via a secure entrance with intercom system and having a magnificent staircase leading to the first-floor landing.

Entrance Hall

With a useful storage cupboard and a radiator and leading to:

Lounge/Open Plan Kitchen/Dining

24'7" x 19'4" (7.50 x 5.91)

The lounge (4.22 x 3.91) area has a uPVC double glazed window to the front aspect and opening to ; Having a good range of contemporary style fitted floor and wall unit with rolled edge laminated preparation surfaces and an inset stainless steel sink unit with monobloc tap. There is a window to the front aspect, recessed lighting, partially tiled walls, plumbing for an automatic washing machine and integrated appliances include a tall fridge freezer, electric oven, four ring electric hob and an over head stainless steel extractor canopy.

Bedroom One

11'8" x 9'8" (3.58 x 2.96)

uPVC double glazed window to the side aspect and a radiator.

Bedroom Two

The bedroom has a uPVC double glazed window and radiator.

Bathroom

A contemporary style suite in white with a "P" shaped shower bath, a wash hand basin with mixer

tap and a dual flush low level wc. There is a chrome heated towel rail, a shaver socket and a plumbed shower unit over the bath with a shaped shower screen

Outside

There is ample parking available in the communal car park which is accessible via electric gates.

Council Tax

Band A

The local authority is Hull City Council

Tenure

Leasehold

lease commenced 01/01/2009 and expires 31/12/2258

Annual service charge £699.96

Lease 234 years remaining

Ground rent (nominal) £1.00 annually

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.

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.

Tel: 01482 877177

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.

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 - not applicable

Flood Risk - none

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

Broadband - ultrafast - highest available download speed 1000 Mbps and highest available upload speed 600 Mbps

Coastal Erosion - not applicable

Coalfield or Mining Area - not applicable

Planning - no current planning application



Road Map



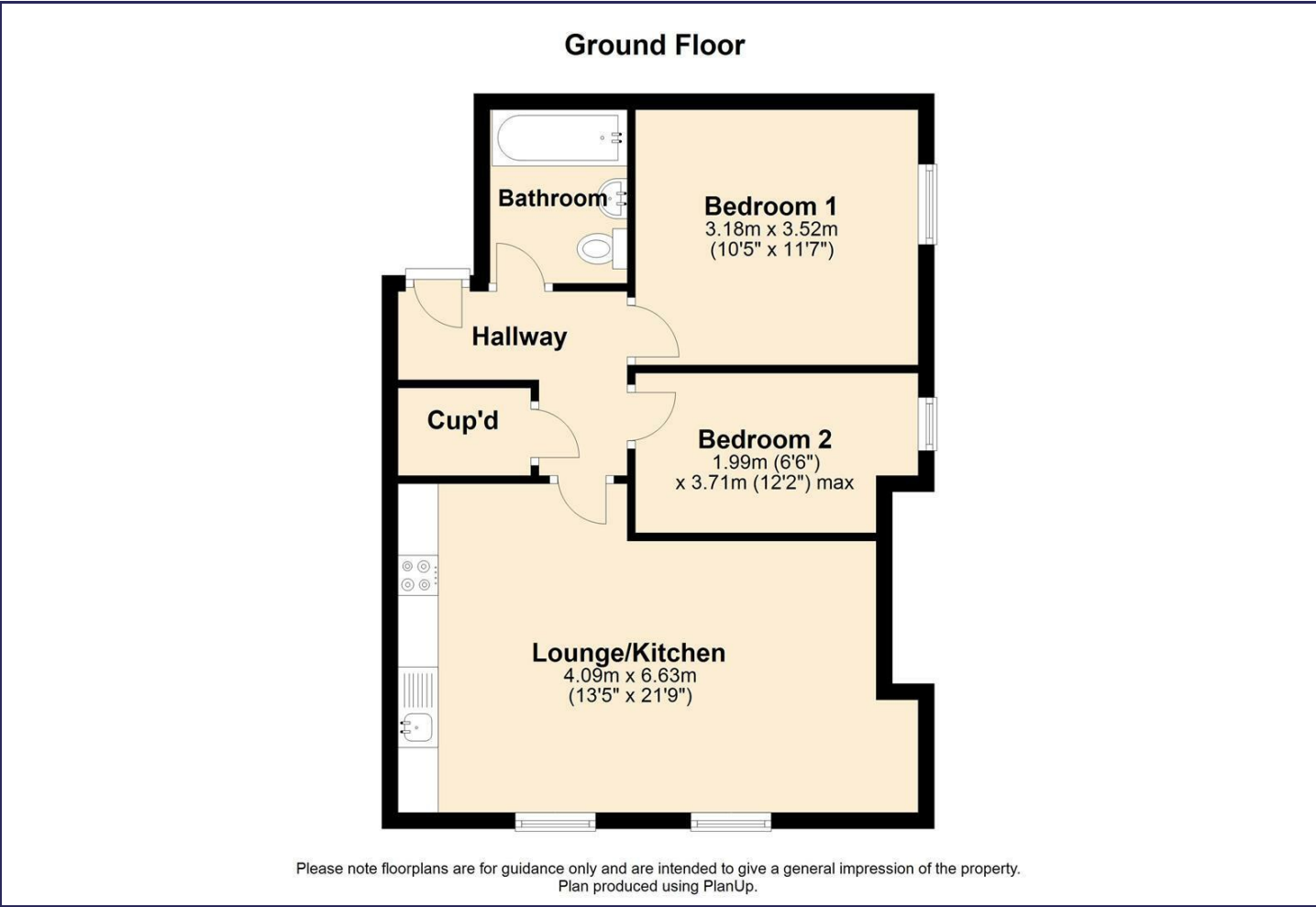
Hybrid Map



Terrain Map



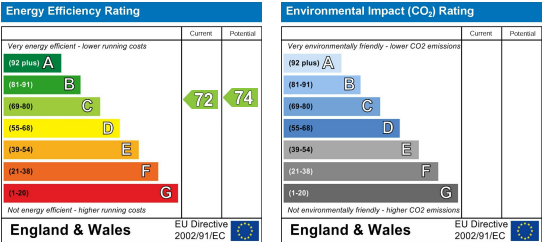
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.