Whitakers
Estate Agents









# 4 Linnet Drive, Hull, HU8 9UH

## Offers Over £245,000

*** GUIDE PRICE £250,000 TO £260,000 ***

SITUATED ON THE EVER POPULAR HOWDALE ROAD DEVELOPMENT TO THE EAST OF THE CITY AND WITHIN A STROLL TO THE EXCELLENT AMENITIES THAT SUTTON VILLAGE HAS TO OFFER, THIS DOUBLE FRONTED DETACHED HOUSE REPRESENTS AN EXCELLENT OPPORTUNITY FOR THE GROWING FAMILY.
ORIGINALLY BUILT AS A FOUR BEDROOM AND NOW PRESENTED AS A THREE BEDROOM AND EASILY RETURNED, THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL CLOAK ROOM, LOUNGE, DINING ROOM, FITTED KITCHEN WITH APPLIANCES, BEDROOMS WITH THE MASTER ENJOYING EN SUITE AMENITIES AND A FAMILY BATHROOM.
HAVING GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING ,THE PROPERTY IS SET WITHIN ATTRACTIVE LANDSCAPED GARDENS AND HAS A SIDE DRIVEWAY TO A BRICK BUILT GARAGE. . INTERNAL INSPECTION IS ENCOURGAED

## Entrance Hall

Spacious entrance hall, with laminate flooring throughout, leading to:

## Lounge




Generously sized lounge, with a large window to the front aspect, and French doors to the rear leading to the garden.

## Cloak Room



Conveniently placed downstairs cloak room, with a low level WC and a wall mounted vanity sink, and a UPVC window to the rear aspect.

## Fitted Kitchen




Modern fitted kitchen, with a wide range of floor and wall units, with integrated appliances, including an electric induction hob. This room has laminate flooring throughout and a UPVC window to the rear, with a double glazed door leading to the rear garden.

## Separate Dining Room



This property benefits from the added convenience of a separate dining room (could also be used as a separate play room for a growing family?). This room comprises of a large square bay window to the front aspect, a radiator and laminate flooring.

## Bedroom 1




To the first floor is a generously sized master bedroom. This room has the potential to turn the home from a 3 bed to a 4 bed due to its generous proportion of the room itself and the first floor landing, with UPVC windows to the front and rear aspect. Carpeted throughout, with a radiator and leading to an en-suite.

## En-Suite



En-suite leading from the master bedroom. Comprises a shower with an independent closure, a low level WC and a vanity sink. This room also has a UPVC window to the rear aspect and tiled floor and walls.

## Bedroom 2




Second double bedroom to the first floor of the property - with a UPVC window to the front aspect, a radiator, and carpet.

## Bedroom 3




Third spacious, single bedroom to the first floor. Benefits from carpeted flooring, a radiator and a UPVC window to the rear aspect.

## Family Bathroom



Three piece white bathroom suite, with tiled walls, an overhead shower, and a UPVC window to the rear aspect.

## Gardens




Large rear garden with endless character. This is a great space for a growing family unit, or persons who enjoy the outdoors and gardening! The garden benefits from a well proportioned storage shed, a pond, and spacious outdoor living. To the front of the property, benefits from off street parking for multiple vehicles.

## Garage

Detached brick garage, offering an additional parking space, or extra storage space.

## Council Tax

Hull City Council tax band D

## Tenure

## 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 under tile roof
Conservation Area - no
Flood Risk - medium
Mobile Coverage/Signal - EE/Vodafone/O2/Three
Broadband - Basic 6 Mbps Ultrafast 1000 Mbps
Coastal Erosion - no
Coalfield or Mining Area - no
Planning - no

## Offering on a property

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

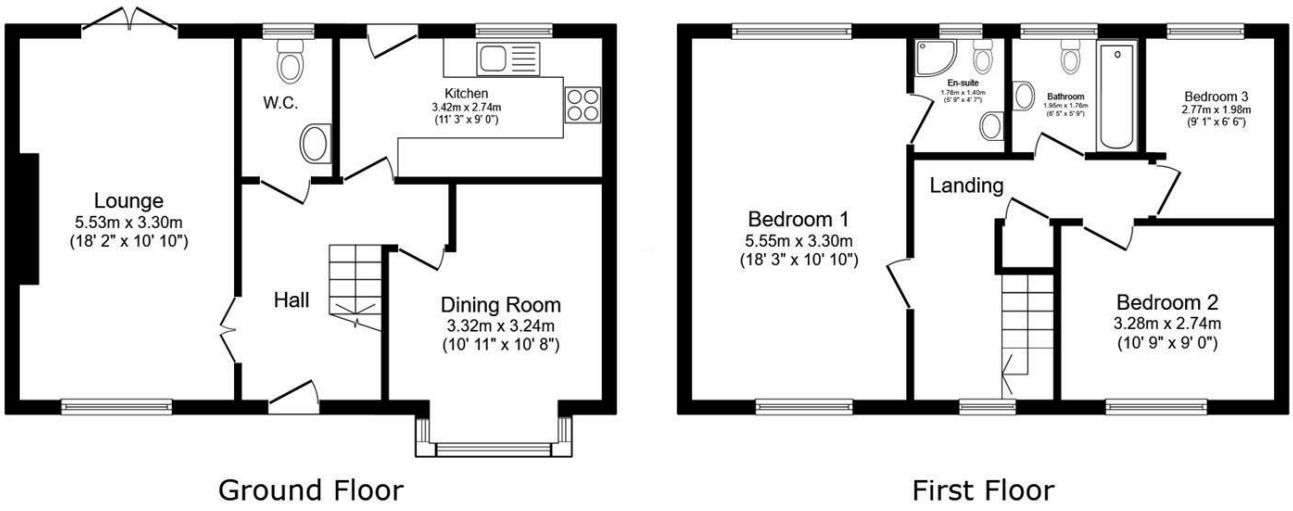
Once these checks are completed, and you have

provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

### 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.

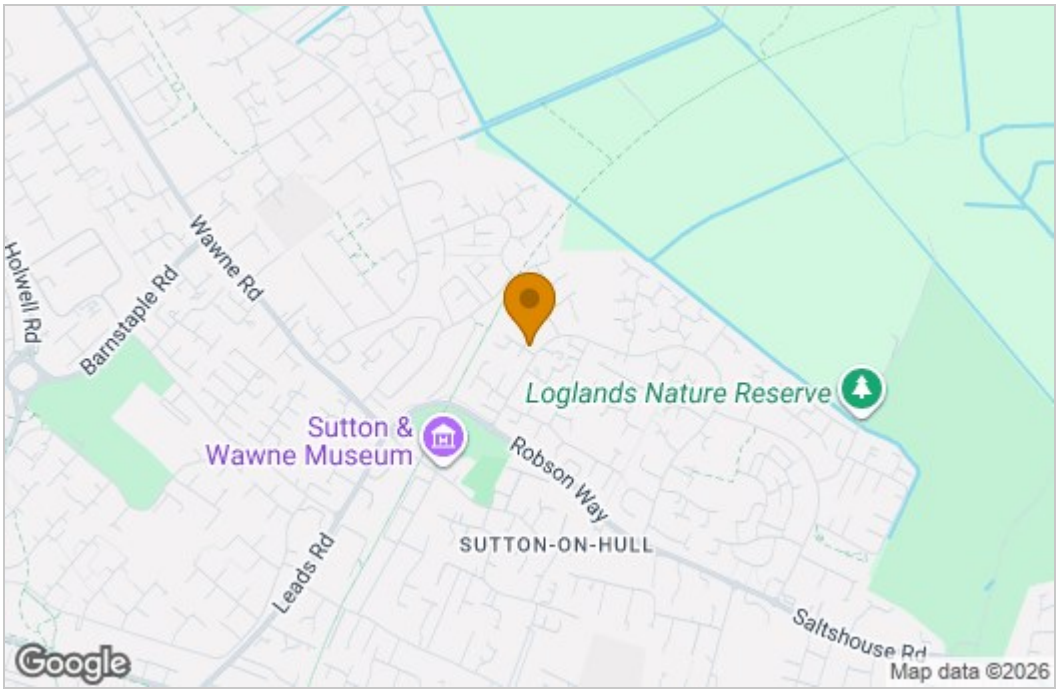
## Floor Plan



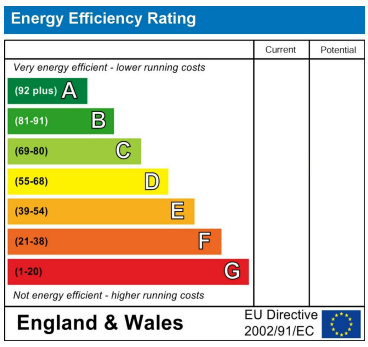

Total floor area: 100.4 sq.m. (1,081 sq.ft.)

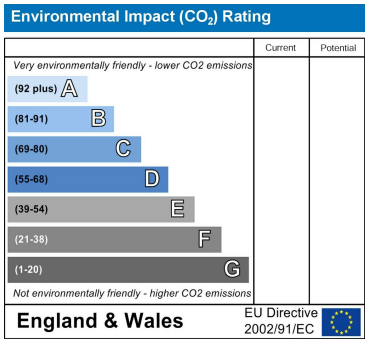
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## 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.

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