

Whitakers

Estate Agents



36 Lambwath Hall Court

, Hull, HU7 4WN

Offers Over £129,995



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Description

Wow, we love this three bed home!

Chain free, ideal 1st time buyers home or perfect for the growing family!

Situated on a quiet residential cul-de-sac position with generous rear garden and two allocated off road parking spaces, close to a wealth of amenities including Kingswood, schools and local transport!

Move in condition, cloakroom/wc and en-suite to the master bedroom, you will certainly not be disappointed!

Be the 1st to view!

Entrance Hall

A spacious entrance hall with the stairs to the 1st floor, a storage cupboard and radiator

Kitchen

10'9" x 8'3" (3.283 x 2.530)

Spacious with a range of base and wall units with contrasting work surfaces, brick effect tile splash backs, a built in electric oven with four ring gas hob and extractor, plumbing for an automatic washing machine and space for a fridge freezer, a Upvc double glazed window to the front aspect, a radiator and tiled floor

Cloakroom/Wc

6'4" x 2'8" (1.942 x 0.830)

The cloakroom has a low level wc and a pedestal wash hand basin, tiled splash backs, vinyl flooring, a Upvc double glazed window to the front aspects, and radiator

Lounge/Dining

14'4" x 17'0" (4.373 x 5.197)

Lovely lounge with ample space for dining, with

carpet flooring, a radiator and Upvc double glazed french doors opening to the rear garden, a Upvc double glazed window to the rear aspect

Stairs to the 1st floor

With the loft access, and storage cupboard

Master Bedroom

12'10" x 11'6" (3.923 x 3.511)

The master bedroom has two Upvc double glazed windows to the front aspect, a radiator and carpet flooring, and storage

En-Suite Shower Room

7'4" x 6'7" (2.247 x 2.014)

The modern en-suite has a shower enclosure with shower, a low level wc and a pedestal wash hand basin, partial tiled walls and a Upvc double glazed window to the front aspect.

Bedroom Two

7'9" x 10'10" (2.376 x 3.314)

Spacious bedroom with a Upvc double glazed window to the rear aspect, a radiator and carpet flooring.

Bedroom Three

7'6" x 7'10" (2.298 x 2.397)

With a Upvc double glazed window to the rear aspect, a radiator and carpet flooring

Bathroom

5'4" x 7'10" (1.638 x 2.408)

The family bathroom has a panel bath, a pedestal wash hand basin and a low level wc, partial tiled walls and vinyl flooring.

Outside

To the front of the house there is off road parking for two vehicles.

To the rear of the house there is a generous sunny garden with low maintenance, ample seating areas to enjoy the sunshine and the garden has high level timber fence boundaries.

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.

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.

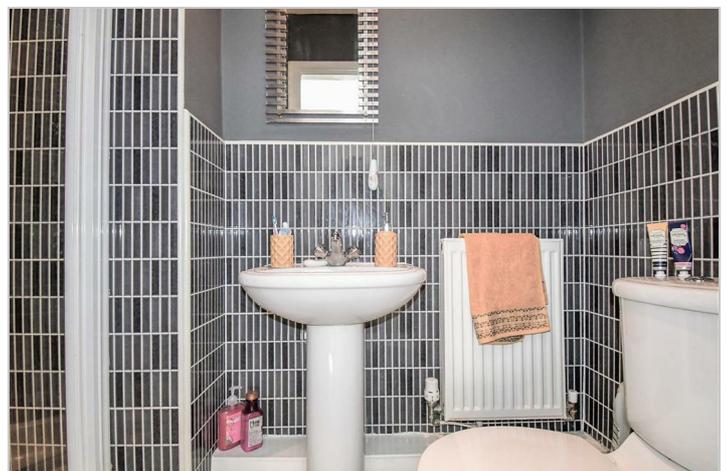
Additional Services

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 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.



Road Map



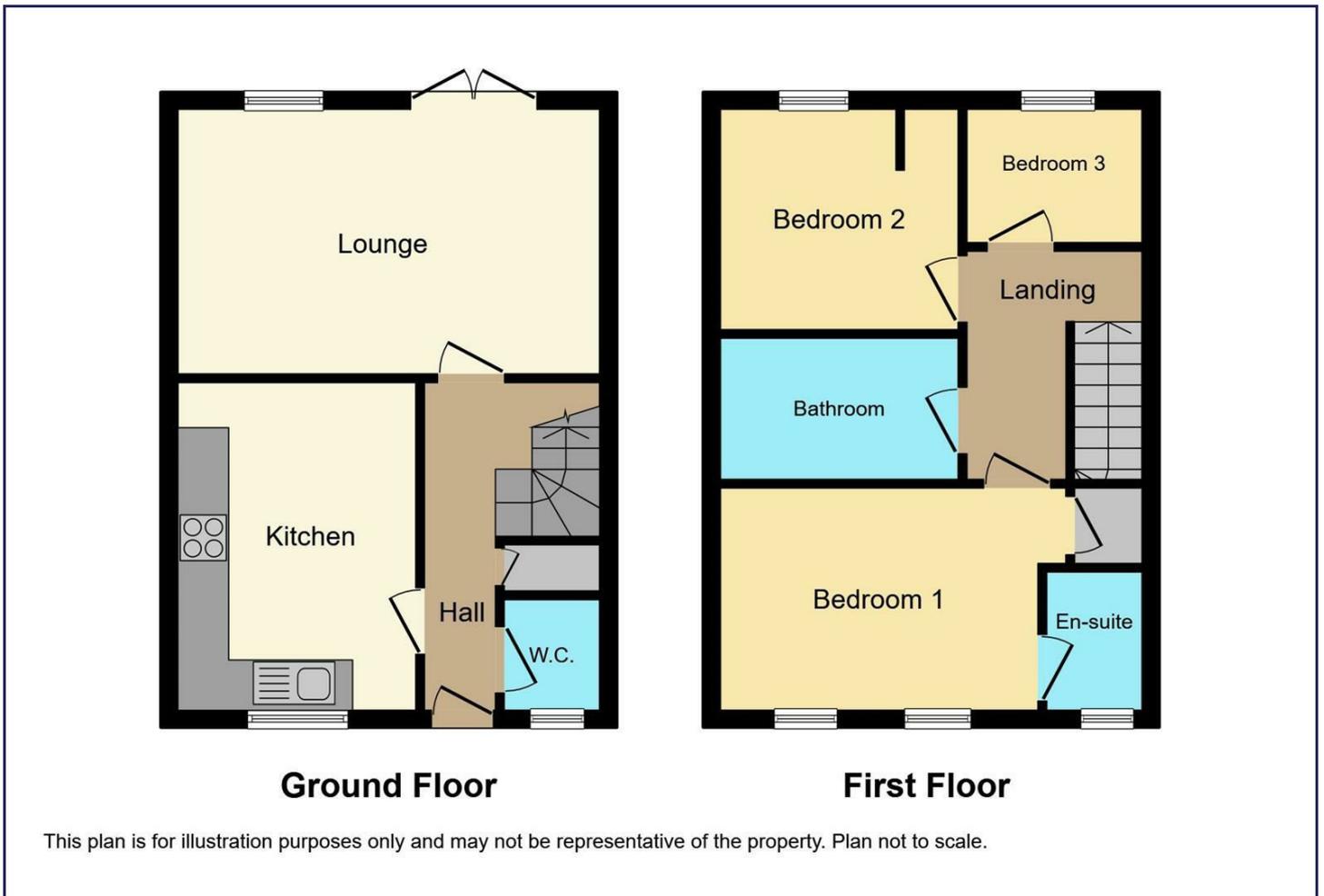
Hybrid Map



Terrain Map



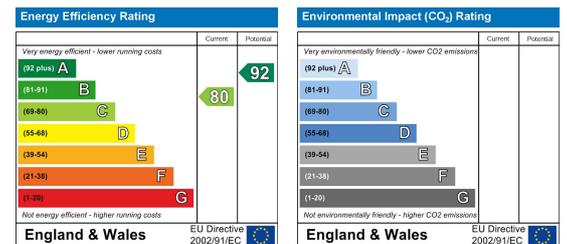
Floor Plan



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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