

# Whitakers

Estate Agents



## 8 Lake Drive

, Hull, HU8 9AU

Offers In The Region Of £149,950



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### Entrance Hall

With staircase off, useful under stairs storage cupboard and a radiator.

### Lounge

11'0" x 11'7" (3.36 x 3.54)

Plus a round bay window to the front aspect, and a radiator.

### Dining Room/ Sitting Room

17'6" x 11'8" (5.35 x 3.57)

A feature Adam style fire surround with tiled inserts, built in storage cupboard, a radiator and Patio Doors to the rear aspect allowing plenty of natural light and access to the garden.

### Fitted Kitchen

10'4" x 9'6" (3.15 x 2.92)

A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Window to the side aspect, tiled floor and partially tiled walls, plumbing for an automatic washing machine and a radiator.

### Sun Room

8'6" x 5'5" (2.60 x 1.66)

Having a tiled floor and Patio doors giving views and access to the rear garden.

### Ground Floor WC

A low level unit with tiled walls and floor, handy for the kids and guests

### First Floor Landing

Giving access to the bedrooms and bathroom and there is access to the loft via a pull down ladder. Of excellent proportion, has boarding and a light and

offers good potential for conversion to a number of possibilities.

### Bedroom One

10'11" x 10'4" (3.34 x 3.15)

A round bay window to the front aspect, a radiator and there are two built in storage cupboards with shelving.

### Bedroom Two

11'8" x 9'6" (3.58 x 2.92)

Window to the rear aspect, fitted wardrobes, dressing table unit and drawers, over head cupboards and a radiator.

### Bedroom Three

8'10" x 7'7" (2.70 x 2.32)

Window to the rear aspect and a radiator.

### Bathroom

A coloured suite to comprise panelled bath, wash hand basin and a low level wc. Tiled walls and floor, a radiator and there is an electric shower unit over the bath.

### Gardens

To the front of the property is an enclosed garden with a number of flowers and shrubs and to the rear, an enclosed garden laid to lawn with a block paved patio area and well stocked borders. There is a greenhouse with an electrical supply and if removed provides a possible extra parking space for a vehicle.

### Garage

There is a garage of good proportion accessible via the rear of the property which has a vehicular door and a side personnel door.

Tel: 01482 877177

### Council Tax

Hull City Council band B

### Tenure

This property is Freehold

### 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.

### 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.

### Material Information:

Construction - Brick under a tiled roof

Conservation Area - No

Flood Risk -Very low

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

Broadband - Basic 19 Mbps Ultrafast 10000 Mbps

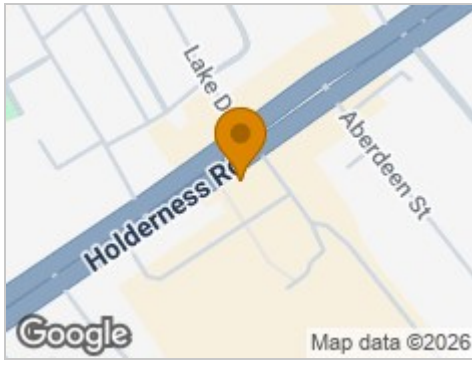
Coastal Erosion -No

Coalfield or Mining Area -No

Planning -No



## Road Map



## Hybrid Map



## Terrain Map



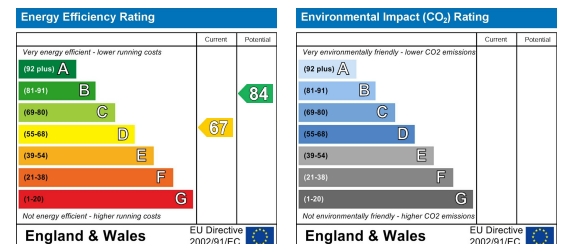
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.