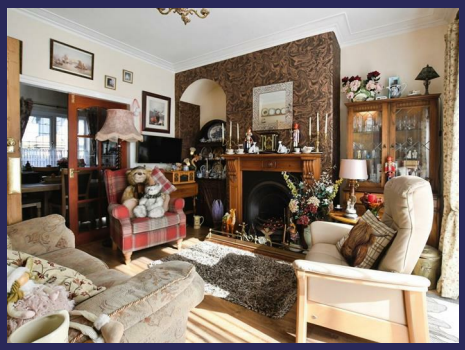
Whitakers
Estate Agents









# 4 Laburnum Avenue, Hull, HU8 8PH

## Asking Price £230,000

SITUATED ON THE MUCH SOUGHT AFTER GARDEN VILLAGE DEVELOPMENT TO THE EAST OF THE CITY, WITHIN A STROLL OF THE EXCELLENT SHOPPING AMENITIES , THE WONDERFUL EAST PARK AND THE WOODFORD LEISURE CENTRE, THIS TRADITIONAL STYLE SEMI DETACHED HOUSE BOASTS THE CHARM AND CHARACTER EXPECTED OF ITS ERA AND IS IDEALLY SUITED TO THE GROWING FAMILY UNIT.

BRIEFLY AFFORDING RECEPTION HALL, LOUNGE, DINING AREA, REAR SITTING ROOM, FITTED KITCHEN, THREE FIRST FLOOR BEDROOMS AND CONTEMPORARY SHOWER ROOM, THE PROPERTY HAS GAS CENTRAL HEATING TO RADIATORS, DOUBLE GLAZING AND IS SET WITHIN WELL MAICURED GARDENS WITH VEHICULAR ACCESS TO A GARAGE AT THE REAR. HAVING DESIRABLE EDUCATIONAL CHOICES AVAILABLE, APPOINTMENTS TO VIEW FOR THE DISCERNING PURCHASER ARE ENCOURAGED.

## Entrance Hall



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

## Lounge 10'7" x 22'3" (3.23 x 6.8)



Having an angled bay window to the front aspect and a window to the side aspect allowing plenty of natural light and there is a radiator. Opens to;

## Dining Area



Window to the front aspect, a radiator and double doors give access to:

## Sitting Room 13'0" x 11'6" (3.97 x 3.53)



An Adam style fire feature fire place, laminate flooring, a radiator and Patio doors to the rear aspect again allow lots of natural light and access to the rear garden.

## Fitted Kitchen 12'6" x 9'10" (3.83 x 3.01)





A range of fitted floor and wall units with contrasting preparation surfaces having an inset one and a half bowl sink unit with mixer tap. Window to the rear aspect and a door giving access to the rear garden. Tiled floor and partially tiled walls, a stainless steel over head extractor canopy, plumbing for an automatic washing machine and a radiator.

## Bedroom One 12'3" x 11'5" (3.75 x 3.49)





Window to the front aspect and a radiator

## Bedroom Two 10'5" x 10'1" (3.2 x 3.09)





Window to the rear aspect and a radiator.

## Bedroom Three 9'8" x 11'5" (2.95 x 3.49)



Window to the front aspect, fitted wardrobes and a radiator.

## Contemporary Shower Room





A plumbed shower unit within a double independent enclosure, wash hand basin with a pedestal and a feature wc unit. Majority tiled walls spotlights to the ceiling and a radiator.

## Gardens





The property is set within well manicured gardens to the front and rear with a variety of trees flowers and shrubs, an ornamental pond

## Garage

Accessible via a tenfoot at the rear of the property is a single garage, having electricity supply, an up and over vehicular door and a side personnel door.

## Council Tax

Hull City Council tax band C

## EPC

EPC Rating

## Tenure

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.

## Material Information:

Construction - Brick under tiled roof
Conservation Area - Yes
Flood Risk -Very low
Mobile Coverage/Signal - EE, Vodafone, Three and O2
Broadband - Ultrafast 10000 Mpbs
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

## 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.

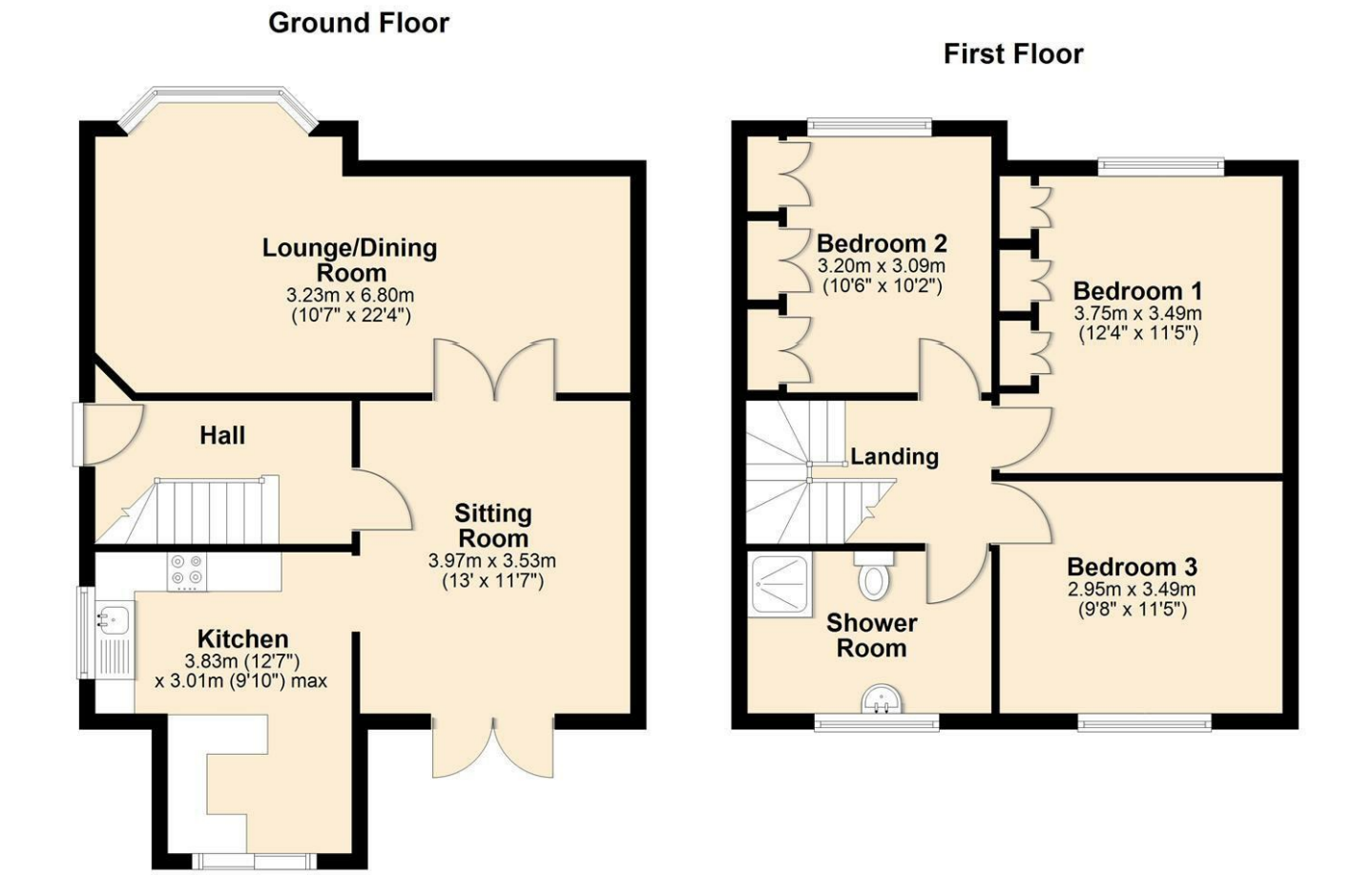
## Offering on a property

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.

## Floor Plan

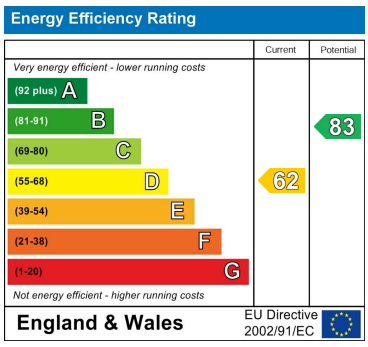


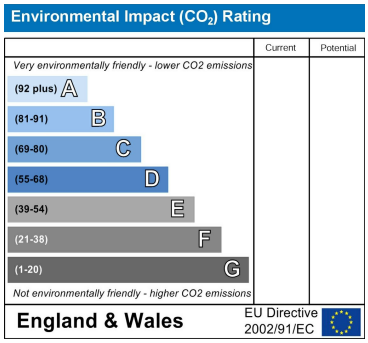

Total area: approx. 99.5 sq. metres (1071.4 sq. feet)

## 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.

86 Church Street, Sutton On Hull, HU7 4TD
Tel: 01482 877177 Email: sutton@whitakers.co.uk https://www.whitakers.co.uk