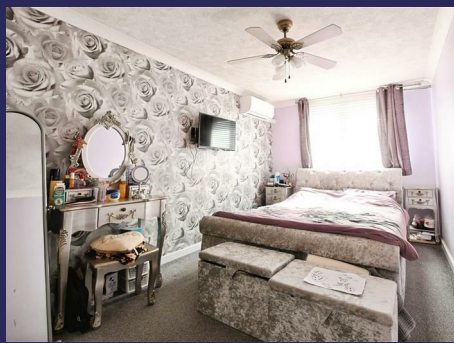
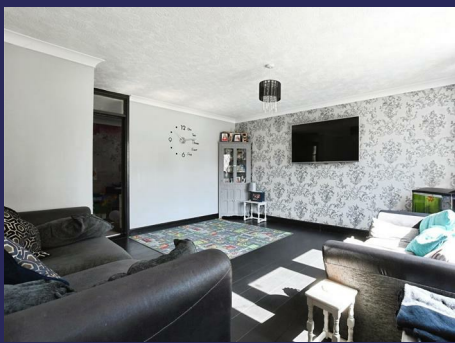


Whitakers

Estate Agents



12 Lanyon Close, Hull, HU7 4PA

Asking Price £159,950

SITUATED ON THE PERIPHERY OF THE VILLAGE OF SUTTON -ON- HULL AND ALL OF THE FABULOUS AMENITIES IT HAS TO OFFER, THIS FOUR BEDROOM MODERN STYLE MID TERRACE HOUSE TICKS ALL OF THE BOXES FOR THE GROWING FAMILY UNIT.

THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, CLOAK ROOM, FITTED DINING KITCHEN WITH APPLIANCES, LOUNGE, SITTING ROOM, BEDROOMS AND A FAMILY BATHROOM WITH A WHITE SUITE AND AN INDEPENDENT SHOWER ENCLOSURE . THE PROPERTY HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING AND ADDITIONALLY THERE IS AN AIR CONDITONING UNIT TO BEDROOM ONE AND SOLAR ROOF PANELS SUPPLEMENTING THE ELECTRICITY SUPPLY.

SET WITHIN PLEASANT GARDENS AND HAVING SINGLE GARAGE TO THE REAR, THIS SPACIOUS PROPERTY DESERVES A VIEWING AND INTERNAL INSPECTION WILL NOT DISAPPOINT

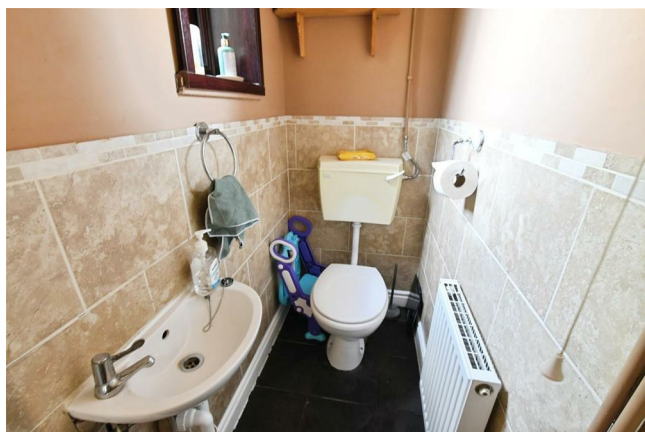
Ground floor

Entrance Hall 8'2" x 5'10" (2.50 x 1.78)



Tiled floor, useful under stairs storage cupboard and a radiator.

Cloak Room



A low level wc, wash hand basin, tiled floor and half tiled walls and a radiator.

Fitted Kitchen



A good range of fitted floor and wall units with contrasting preparation surfaces having matching splash backs and an inset sink unit with mixer tap. Windows to the front aspect, French doors give access to the rear aspect, staircase off, a radiator an integrated appliances include a double electric oven and microwave, an electric hob, stainless steel over head extractor canopy, fridge/freezer, a dishwasher and an automatic washing machine.

Lounge



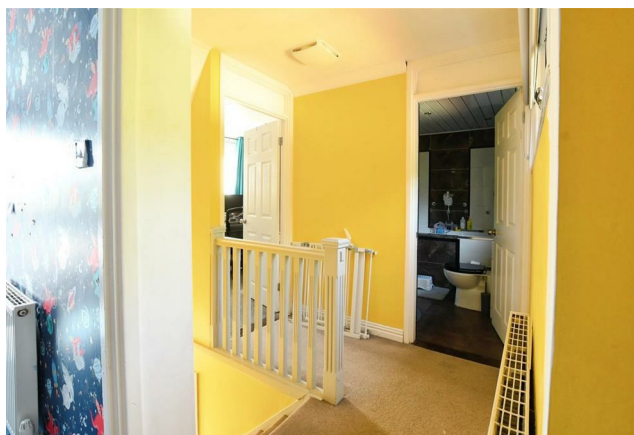
Attractive laminate flooring, a radiator and French Doors give access to the rear garden.

Sitting Room



Window to the side aspect and a radiator.

First Floor Landing



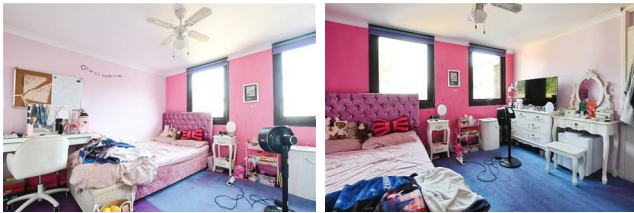
Window to the rear aspect, a radiator, two built in storage cupboards and access to:

Bedroom One



Window to the rear aspect, a radiator, built in storage cupboard and there is an air conditioning unit installed.

Bedroom Two



Window to the rear aspect, a radiator and a built in storage cupboard

Bedroom Three



Window to the rear aspect and a radiator

Bedroom Four



Two windows to the rear aspect, a built in storage cupboard and a radiator.

Bathroom



A contemporary suite in white to comprise panelled bath, wash hand basin and low level wc within a vanity unit, spotlights to the ceiling, a chrome heated towel rail and there is a n electric shower unit within an independent enclosure.

Gardens



There is a small forecourt garden and to the rear of the property an enclosed garden laid to artificial turf and a paved patio area.

Single Garage



With up and over vehicular door, a side personnel door to the rear garden and electricity supplied.

Council Tax
Hull City Council - band A

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.

Material Information:

Construction - Non standard construction

Conservation Area - No

Flood Risk -Very low

Mobile Coverage/Signal -Yes

Broadband - Yes

Coastal Erosion - No

Coalfield or Mining Area -No

Planning -No

Whitakers Estate Agent Declaration:

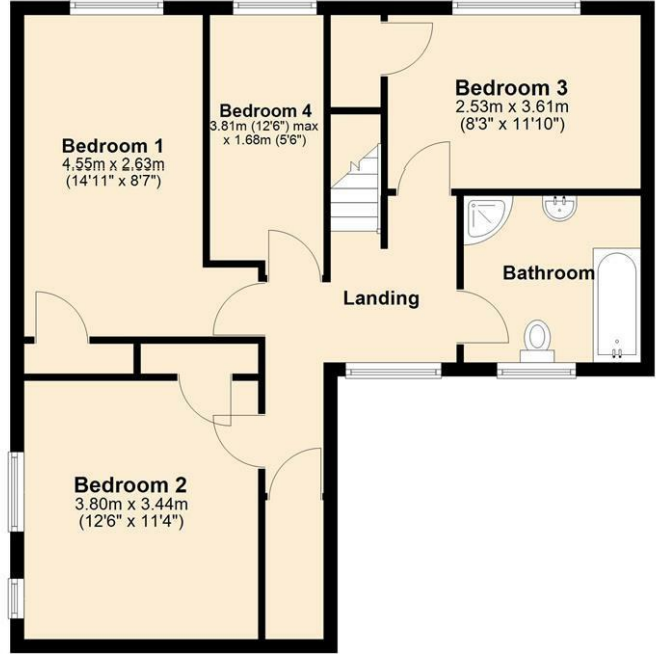
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

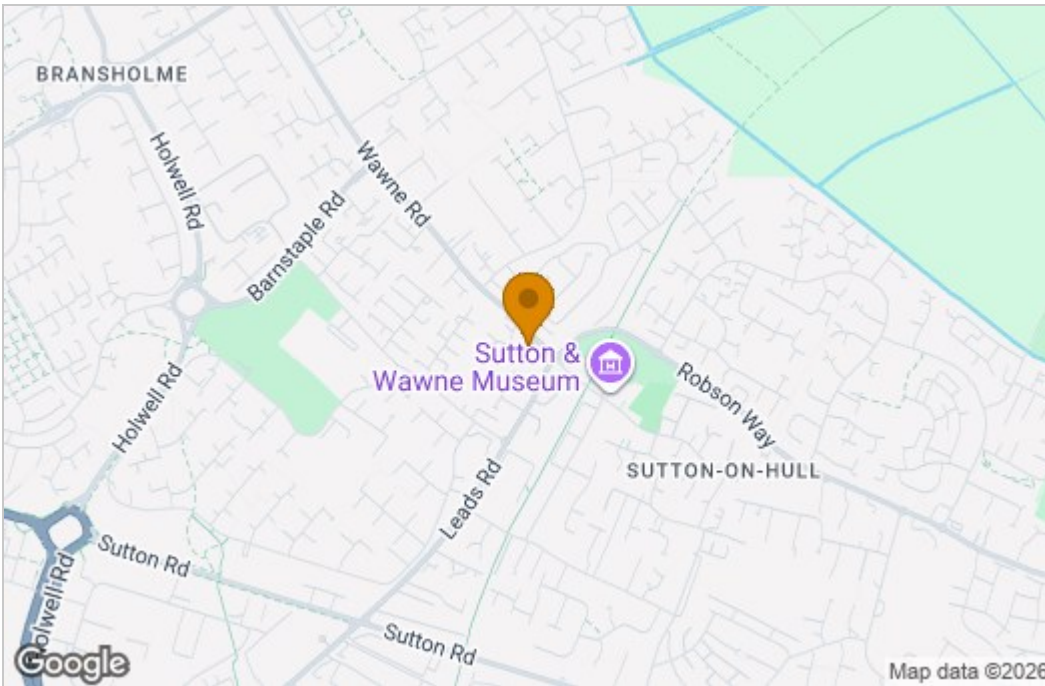
Ground Floor



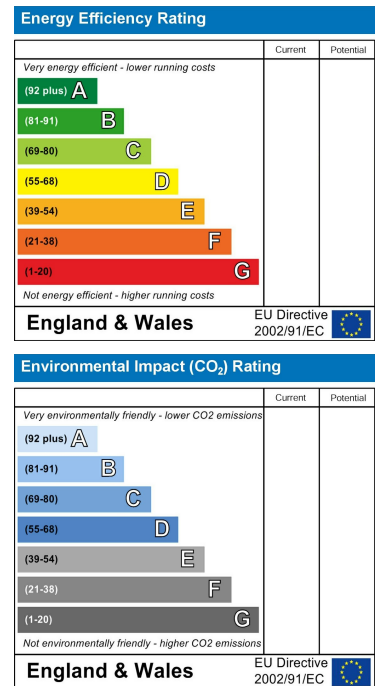
First Floor



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