Whitakers
Estate Agents









9 Lime Tree Avenue, Hull, HU7 4XE

Offers Over £130,000

SITUATED IN THE SOUGHT AFTER VILLAGE OF SUTTON-ON-HULL, HANDILY PLACED FOR A STROLL TO ALL OF THE ARRAY OF AMENTIES THAT IT OFFERS, THIS TRADITIONAL STYLE PERIOD END TERRACE HOUSE IDEALLY SUITS THE FIRST TIME BUYER OR THE PURCHASER LOOKING TO DOWN SIZE.
THE ACCOMMODATION COMPRISES ENTRANCE HALL, LOUNGE THROUGH TO A DINING AREA, FITTED KITCHEN WITH APPLIANCES, TWO FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A SPACIOUS BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.
WITH A PLEASANT AND ENCLOSED REAR GARDEN AND OFF STREET CAR PARKING AMENITIES TO THE FRONT, APPOINTMENTS TO VIEW ARE ENCOURAGED.

Entrance Hall
Attractive laminate flooring, staircase off and a radiator

Lounge 10'8" x 10'2" (3.26 x 3.10)




An angled bay window to the front aspect, laminate flooring and a radiator. Opens to:

Dining Area 10'11" x 10'2" (3.33 x 3.10)



Laminate flooring continues, window to the rear aspect, a radiator and a useful under stairs storage cupboard.

Fitted Kitchen 15'10" x 7'10" (4.841 x 2.41)




A range of fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with mixer tap. Windows to the rear and side aspects allowing plenty of natural light, laminate flooring, plumbing for an automatic washing machine, a radiator and integrated appliances include an electric oven, four ring gas hob and a stainless steel extractor canopy.

Bedroom One 10'8" x 13'2" (3.26 x 4.02)




Window to the front aspect and a radiator

Bedroom Two 10'8" x 8'0" (3.26 x 2.45)




Window to the rear aspect and a radiator.

Bathroom



A white suite to comprise panelled bath, wash hand basin and low level wc within a vanity unit. Majority tiled walls a radiator and there is a plumbed shower unit over the bath with a shower screen to the bath side.

Garden



To the rear of the property is an enclosed garden laid to artificial lawn with a garden storage shed.

Car Parking
Off street parking amenities to the front of the property

EPC
EPC rating D

Council Tax
Hull City Council tax band A

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.

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 -Yes
Flood Risk -Very low
Mobile Coverage/Signal -EE, Vodafone, Three and O2
Broadband - 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.

Floor Plan

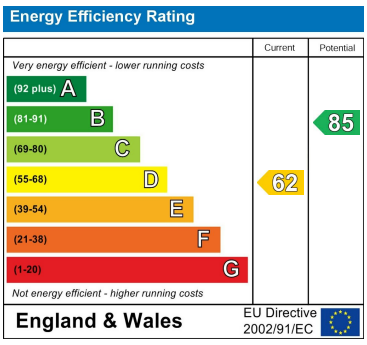


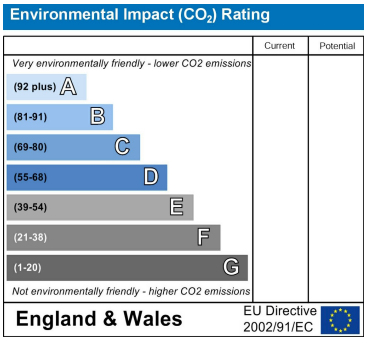
Total area: approx. 72.4 sq. metres (779.2 sq. feet)

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