Whitakers
Estate Agents









58 Benningholme Lane, Hull, HU11 5EA

Asking Price £285,000

SITUATED ON THE PERIPHERY OF THIS POPULAR HOLDERNESS VILLAGE, ENJOYING OPEN COUNTRYSIDE ON THE DOORSTEP AND GOOD ACCESS TO HULL AND THE EAST COAST, THIS SPACIOUS SEMI DETACHED CHALET STYLE HOUSE IS A MUST VIEW FOR THE GROWING FAMILY UNIT.

THE ACCOMMODATION BRIEFLY COMPRISES RECEPTION HALL, GROUND FLOOR SHOWER ROOM, AN "L" SHAPED LOUNGE AND DINING AREA WITH AN ATTRACTIVE LOG BURNER, SECOND RECEPTION ROOM, FITTED KITCHEN WITH INTEGRATED APPLIANCES, THREE FIRST FLOOR BEDROOMS AND A FAMILY BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

BOASTING LOVELY WRAP AROUND GARDENS OF EXCELLENT PROPORTION TO THREE SIDES AND DRIVEWAY TO A SINGLE GARAGE, THE PROPERTY IS VERY WELL PRESENTED AND APPOINTMENTS IN ORDER TO VIEW ARE ENCOURAGED BY THE PURHASER SEEKING TRANQUIL VILLAGE LIFE.

Reception Hall



With staircase off, laminate flooring and a radiator.

Shower Room





A plumbed shower unit within an independent enclosure, a low level wc and a wash hand basin with monobloc tap. Tiled walls and a chrome heated towel rail.

Lounge 17'3" x 10'11" (5.27 x 3.33)





A bow window to the front aspect, radiator and a feature fire place incorporating a solid fuel burner which when lit creates a lovely ambience. Opens to :

Dining Area 10'2" x 8'4" (3.10 x 2.55)



Window to the side aspect and a radiator.

Second Reception Room 11'2" x 9'10" (3.42 x 3.00)



Having a radiator and French doors giving access to the rear garden.

Fitted Kitchen 11'1" x 11'2" (3.38 x 3.42)
A good range of fitted floor and wall units with contrasting preparation surfaces having an inset one and a half bowl sink unit with mixer tap. Windows to two aspects allowing plenty of natural light, partially tiled walls, plumbing for an automatic washing machine and integrated appliances include an electric oven, electric hob and an over head extractor canopy.

First Floor Landing
With a built in storage cupboard and giving access to;

Bedroom One 12'1" x 10'11" (3.70 x 3.34)





Window to the front aspect, a radiator and there

is a range of fitted wardrobes, over head cupboards and bedside cabinets.

Bedroom Two 9'10" x 7'8" (3.00 x 2.35)



Window to the rear aspect with views over open countryside and a radiator.

Bedroom Three 12'1" x 6'6" (3.70 x 2.00)



Window to the front aspect and a radiator.

Family Bathroom



A white suite to comprise panelled bath with Victorian style mixer tap, wash hand basin with a pedestal and a low level wc. Partially tiled walls and there is a chrome heated towel rail.

Gardens





There are gardens of an impressive size to the front side and rear of the property which are wrap around, laid mainly to lawn with a variety of flowers and shrubs and with a high hedge to the perimeters allowing a degree of privacy.

Garage



Brick built, accessible via a private driveway which also accommodates a vehicle for off street car parking

Council Tax
Hull City Council - band C

Tenure
This property is Freehold

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.

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.

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.

Whitakers Estate Agent Declaration:

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

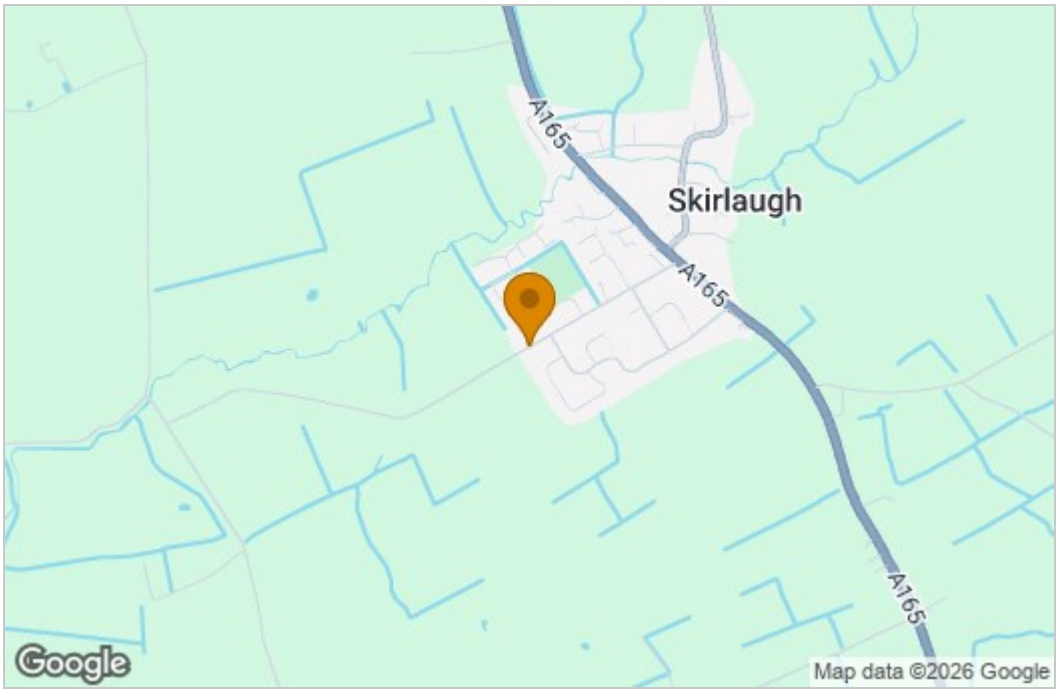
Material Information:

Construction - Brick under a tiled roof
Conservation Area -No
Flood Risk -Very low
Mobile Coverage/Signal -EE, Vodafone, Three and O2
Broadband - Basic 18 Mbps Superfast 80 Mbps Ultrafast 1800 Mpbs
Coastal Erosion - No
Coalfield or Mining Area -N
Planning -

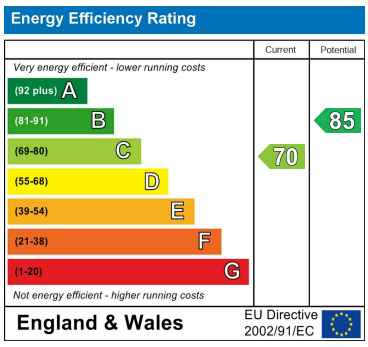
Floor Plan

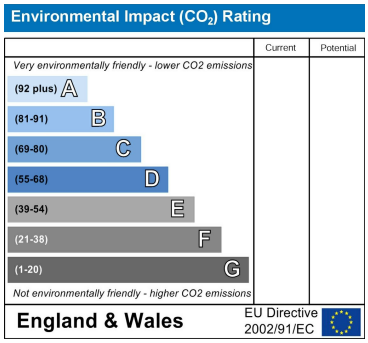


Area Map



Energy Efficiency Graph





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