



27 Lexington Drive, Hull, HU4 6TH

**FOR SALE - £145,000**

**Haller Evans**

Chartered Surveyors

# Extended Semi-Detached Bungalow / Two Double Bedrooms / Popular West Hull Location

## South Facing Rear Garden / Detached Garage / No Chain

Located in a well sought-after residential area off Pickering Road, within easy reach of Anlaby Common and the village of Anlaby. There's a wide range of local amenities on Anlaby Road and the nearby Anlaby Retail Park. Located approximately 5 miles west of Kingston upon Hull City centre and only 9.2 miles from the historic market town of Beverley.

This extended **2 bed semi-detached bungalow** would benefit from some TLC/ modernisation, but has the benefit of gas central heating, UPVC double glazing, detached garage and a low maintenance garden which wraps around the property at 180 degrees. Offers side entrance porch, kitchen, inner hallway, good sized lounge, two double bedrooms, shower room and sunroom. Detached garage to the rear of the garage with private access and off street parking.

<b>Entrance Porch</b>	This well-proportioned entrance porch comprises of a UPVC composite door with carpeted flooring. Separate UPVC doors leading to kitchen and side garden.
<b>Kitchen</b>	9'71" x 9'12" (2.96m x 2.78m). With a range of wall and base units, laminate work surfaces, vinyl flooring, stainless steel sink, space for an oven with gas cooker point, radiator and a front facing double glazed window with fitted blinds.
<b>Inner Hallway</b>	
<b>Lounge</b>	12'99" x 10'76" (3.96m x 3.28m) Spacious lounge offers carpeted flooring, front facing double glazed bow window with fitted blinds, radiator, coving and a feature fireplace with fitted gas fire.
<b>Bedroom 1</b>	14'10" x 8'33" (4.30m x 2.54m). Master bedroom comprises of carpeted flooring, coving, double glazed window to rear, radiator and wall mounted boiler.
<b>Bedroom 2</b>	11'48" x 10'69" (3.50m x 3.26m). Double bedroom comprises of carpeted flooring, coving, radiator, fitted wardrobes and double-glazed window and UPVC door leading to the rear sunroom. This could remain as a purpose-built bedroom or changed into a family dining room.
<b>Sun Room</b>	6'23" x 5'34" (2.74m x 1.68m). Lean-to accessed through the second bedroom or rear garden comprises of concrete flooring, polycarbonate roof covering, rear facing double glazed window and UPVC back door.
<b>Shower Room</b>	6'23" x 5'34" (1.90m x 1.63m). Side facing double glazed window, separate shower cubicle with plumbed shower, pedestal wash hand basin and low flush WC, radiator and ceiling hatch to roof void.
<b>Outside</b>	Offers a corner plot location with a low maintenance wrap around garden at 180 degrees. Detached garage to the rear with pitched roof and up & over door. Also benefits from 2 good size green houses and shed. Front of the property benefits from off street parking.
<b>Services</b>	Mains gas, electricity, water and drainage are available.
<b>Council Tax</b>	We understand from Internet enquiry that the property is in Band B for Council Tax purposes. The Local Authority is Kingston upon Hull City Council.
<b>Energy Performance Rating</b>	D - Click <a href="#">here</a> for the full Report
<b>Tenure</b>	We understand that the property is available Freehold
<b>Viewings</b>	By appointment with selling agents, please contact Haller Evans on Tel 323033 or <a href="mailto:info@hallerevans.com">info@hallerevans.com</a> to book your viewing.
<b>Market Appraisals</b>	We offer Market Appraisals, as an independent company we have a strong interest in making sure you achieve a quick sale at market price. If you need advice on any aspect of buying or selling please do not hesitate to contact us. Thinking of selling or struggling to sell your house? Book your Market Appraisal now!

Redress Scheme & Client Money Protection. Client Money Protection provided by RICS.  
Independent redress provided by: The Property Ombudsman, Milford House, 43-55 Milford House, 43-55 Milford Street, Salisbury, Wiltshire SP1 2BP

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**01482 323033**





## Floor Plan

Approx. 58.7 sq. metres (632.3 sq. feet)



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