

Whitakers

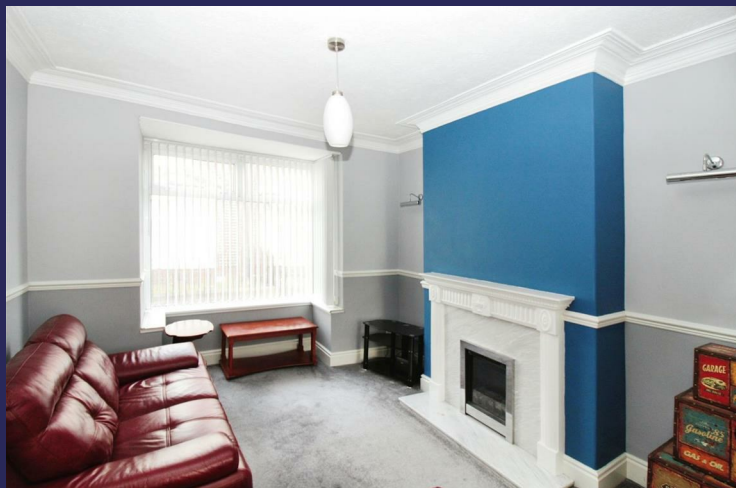
Estate Agents



2 Thornton Dale

New Bridge Road, Hull, HU9 2LT

Asking Price £105,000



2 Thornton Dale

New Bridge Road, Hull, HU9 2LT

Asking Price £105,000



Storm Porch

Giving access to:

Entrance Hall

With staircase off and a radiator

Lounge

11'5" x 11'2" (3.50 x 3.42)

Plus square bay window to the front aspect, Adam style fire surround with marble back and hearth incorporating a feature fire and there is a radiator.

Opens to:

Dining Room

11'5" x 11'2" (3.50 x 3.42)

Window to the rear aspect, Adam style fire surround with marble back and hearth, useful under stairs storage cupboard and a radiator.

Kitchen

10'5" x 7'7" (3.20 x 2.33)

A good range of fitted floor and wall units with contrasting preparation surfaces having an inset one and a half bowl sink unit with telescopic mixer tap. Window to the side aspect and plumbing for an automatic washing machine and a dishwasher.

Shower Room

A plumbed shower unit within an independent corner enclosure, wash hand basin in vanity unit and a low level wc. There is also a contemporary style tall radiator.

Landing

Giving access to:

Bedroom One

13'4" x 7'10" plus recess (4.06m x 2.39m plus recess)

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

Bedroom Two

11'2" x 9'6" (3.41 x 2.91)

Window to the rear aspect, laminate flooring and a radiator.

Bedroom Three

8'2" x 7'8" (2.50 x 2.35)

Window to the rear aspect and a radiator.

Loft Area

Accessible via a loft ladder from the landing, the loft area is fully boarded with light fitting and there are flooring standing units for storage. It should be noted that building regulations do not apply to this area

Outside

To the front of the property is an enclosed forecourt which has been attractively block paved and to the rear is an enclosed yard providing a pleasant seating area.

Council Tax

Hull City Council - Band A

Tenure

This property is a freehold property

Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other

Tel: 01482 790970

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 and tile

Conservation Area - No

Flood Risk - Medium

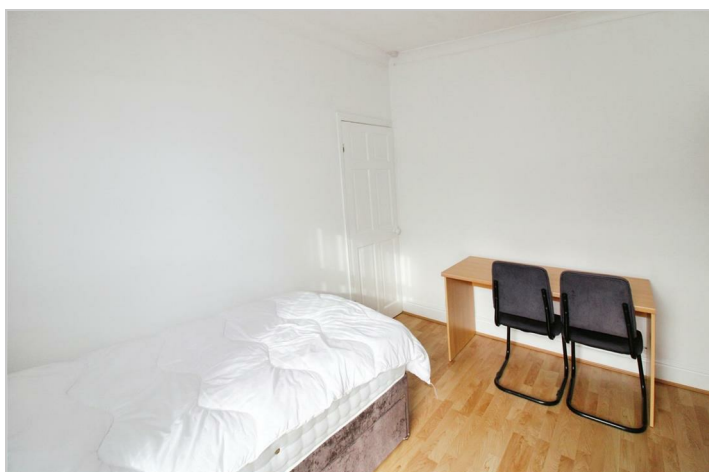
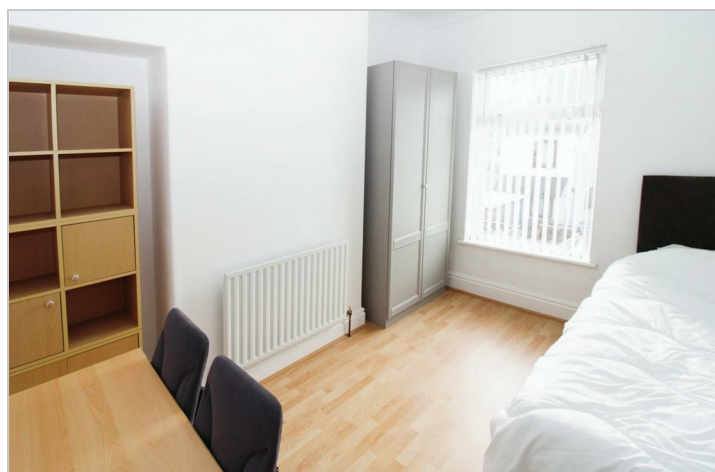
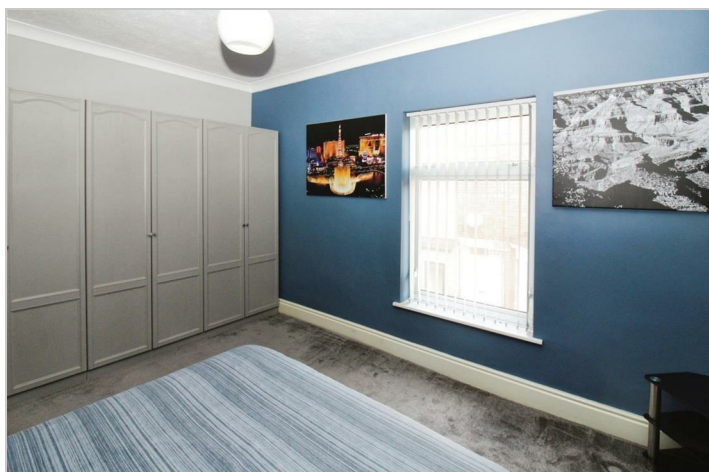
Mobile Coverage/Signal - EE, Vodafone, Three and O2

Broadband - Basic 6Mbps Ultrafast 1000 Mbps

Coastal Erosion - Not applicable

Coalfield or Mining Area - Not applicable

Planning - No planning applications



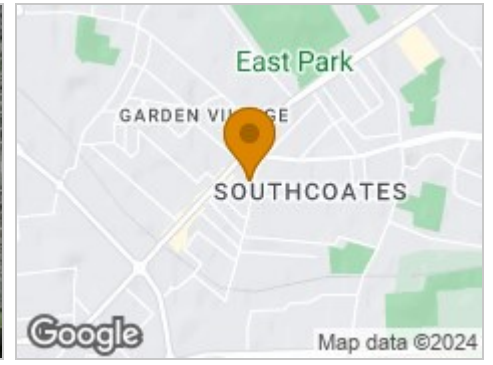
Road Map



Hybrid Map



Terrain Map



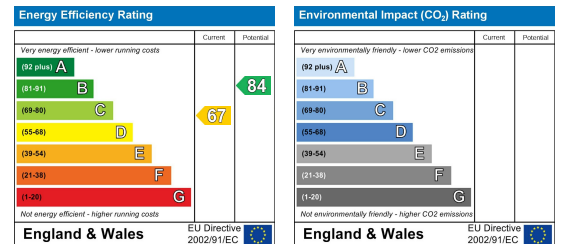
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - East Hull Office Office on 01482 790970 if you wish to arrange a viewing appointment for this property or require further information.

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.