

Whitakers

Estate Agents



67 Southcoates Lane, Hull, HU9 3AX

Offers Around £130,000

Whitakers are pleased to bring this substantial 3 bedroomed end terraced property to the market, being sold with NO ONWARD CHAIN!

Standing on an enviable corner plot with extremely spacious rear garden and garage, the property is ideally located for the local shops and amenities of Holderness Road as well as being within walking distance of East Park and the host of facilities on offer!

Being ideal for First time buyers, investors and families like, the property briefly comprises; entrance hallway, through lounge/dining room, kitchen, rear lobby and downstairs cloakroom to the ground floor, there are 3 bedrooms and a family bathroom to the first floor.

The property also benefits from an extremely spacious corner garden and detached garage and represents an outstanding opportunity for the discerning buyer to put their own stamp on a spacious family home in a popular and sought after location!

The Accommodation Comprises

Entrance Hallway



UPVC front door with glazed side panel into entrance hall with carpeted flooring, central heating radiator and two under stair storage cupboards.

Dining Room 15' x 13'7 (4.57m x 4.14m)



UPVC bay window to front aspect, laminate flooring and central heating radiator. Opens into.....

Lounge 15'4 x 12'4 (4.67m x 3.76m)



Continuation of laminate flooring into lounge with UPVC window to rear aspect, central heating radiator and fireplace with inset fire.

Kitchen 15'9 x 7'10 (4.80m x 2.39m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splash-backs. 4 ring gas hob with extractor over, integrated electric mid level fan oven and microwave together with integrated fridge/freezer. Stainless steel sink/drainage with mixer taps, plumbing for automatic washing machine and under counter dryer. Vinyl flooring, UPVC window to side aspect and door to....

Rear Lobby

With UPVC window to rear and door to garden together with vinyl flooring and internal door to....

Downstairs cloakroom

With low flush wc, UPVC window and vinyl flooring.

First Floor Landing



Stairs from Entrance Hallway to first floor landing with carpeted flooring.

Bedroom One 15' x 13'7 (4.57m x 4.14m)



With UPVC bay window to front aspect, fitted wardrobes, carpeted flooring and central heating radiator.

Bedroom Two 12'2 x 12' (3.71m x 3.66m)



With UPVC window to rear aspect, fitted wardrobes, carpeted flooring and central heating radiator.

Bedroom Three 9'1 x 8'4 (2.77m x 2.54m)



With UPVC window to rear aspect, fitted wardrobes, carpeted flooring and central heating radiator.

Bathroom



Bath with mains shower over, low flush wc, hand wash basin, UPVC window to front aspect and central heating radiator.

Outside



To the front of the property is a walled courtyard garden whilst side gate gives access to a generously sized garden which stretches to the side and rear of the property and is laid mainly to lawn with paved patio and fencing to perimeters. There is a storage shed located to the side of the property whilst the single detached garage is located at the rear of the property.

Garage

The detached garage is located at the bottom of the garden and accessed from Watt Street with up and over door, electric supply and internal door into rear garden.

Tenure

The property is Freehold

Council Tax

Council Tax band B

Kingston upon Hull City Council

EPC

Awaited

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 - Brick/Tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 11 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - Whilst there are planning applications in the area, non are specific to the property.

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



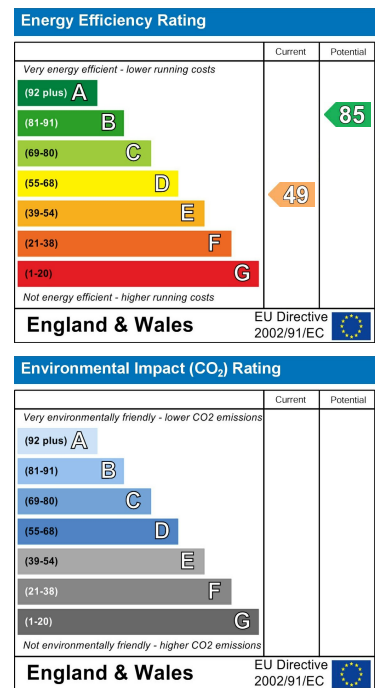
Total area: approx. 105.6 sq. metres (1137.1 sq. feet)

Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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.