

# Whitakers

Estate Agents



## 44 Amethyst Road, Hull, HU9 4JD

**Offers Around £115,000**

Whitakers are pleased to bring this well presented 3 bedroom terraced home to the market, being sold with NO ONWARD CHAIN!

Situated in a very popular and convenient location, well positioned for local shops, schools and amenities the property would be ideal for First Time Buyers, Families and Investors alike and offers the discerning buyer an outstanding opportunity to put their own stamp on a spacious family home!

Briefly comprising; Entrance Hallway, Lounge, Dining Room, Kitchen, Rear Lobby, Utility Room, Downstairs Cloakroom to the Ground Floor whilst there are three generously sized bedrooms and a shower room to the First Floor.

Also benefitting from off road parking to the front of the property and a private mature rear garden together with majority UPVC Double Glazing and Gas Central heating, early viewing is recommended!

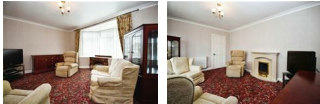
## The Accommodation Comprises

### Entrance Hallway



Enclosed UPVC entrance porch with internal door into entrance hallway with vinyl and carpeted flooring and central heating radiator.

### Lounge 14'6 x 14'9 (4.42m x 4.50m)



With front UPVC bay window, carpeted flooring, central heating radiator and fireplace with inset living flame gas fire.

### Dining Room 10' x 10'9 (3.05m x 3.28m)



With carpeted flooring, central heating radiator and UPVC Patio Doors to rear garden.

### Kitchen 8'6 x 10'4 (2.59m x 3.15m)



4 ring gas hob with extractor over and electric oven below. Stainless steel sink with mixer taps over, space for under counter appliances, vinyl flooring, built in pantry cupboard and further storage cupboard. UPVC window to rear and UPVC door into.....

### Rear Lobby

With UPVC doors to shared passageway and rear garden, vinyl flooring and access to Utility and Cloakroom.

### Utility Room 5' x 5' (1.52m x 1.52m)

With plumbing for washing machine and space and power for further appliances.

### Downstairs Cloakroom 5' x 2'9 (1.52m x 0.84m)

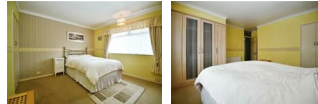
With low flush wc and UPVC window to rear aspect.

## First Floor Landing



Stairs from Entrance Hallway to First Floor Landing with carpeted flooring and built in storage cupboard.

### Bedroom One 12' x 12'5 (3.66m x 3.78m)



With UPVC window to front aspect, carpeted flooring, central heating radiator, fitted wardrobes and built in storage cupboard.

### Bedroom Two 8'6 x 12'6 (2.59m x 3.81m)



With UPVC window to rear aspect, carpeted flooring, central heating radiator and built in storage cupboard.

### Bedroom Three 10'7 x 10'9 max (3.23m x 3.28m max)



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

### Shower Room 9'10 x 5'5 max (3.00m x 1.65m max)



Comprises shower cubicle with electric wall mounted shower, low flush wc and hand wash basin. Central heating radiator, vinyl flooring, tiling to walls and two UPVC windows to rear aspect.

## Outside



The front of the property is block paved with wrought iron gates giving off road parking whilst side passageway leads to the rear of the property

with gated access to the generously sized enclosed rear garden with paved patio areas, borders and beds featuring an array of mature plants, trees and shrubs and storage shed together with brick built storage area and fencing to perimeters.

#### Tenure

The property is Freehold

#### Council Tax

Council Tax band A

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, O2, Three, Vodaphone

Broadband - Standard 6 Mbps 1 Mbps

Ultrafast 1000 Mbps 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

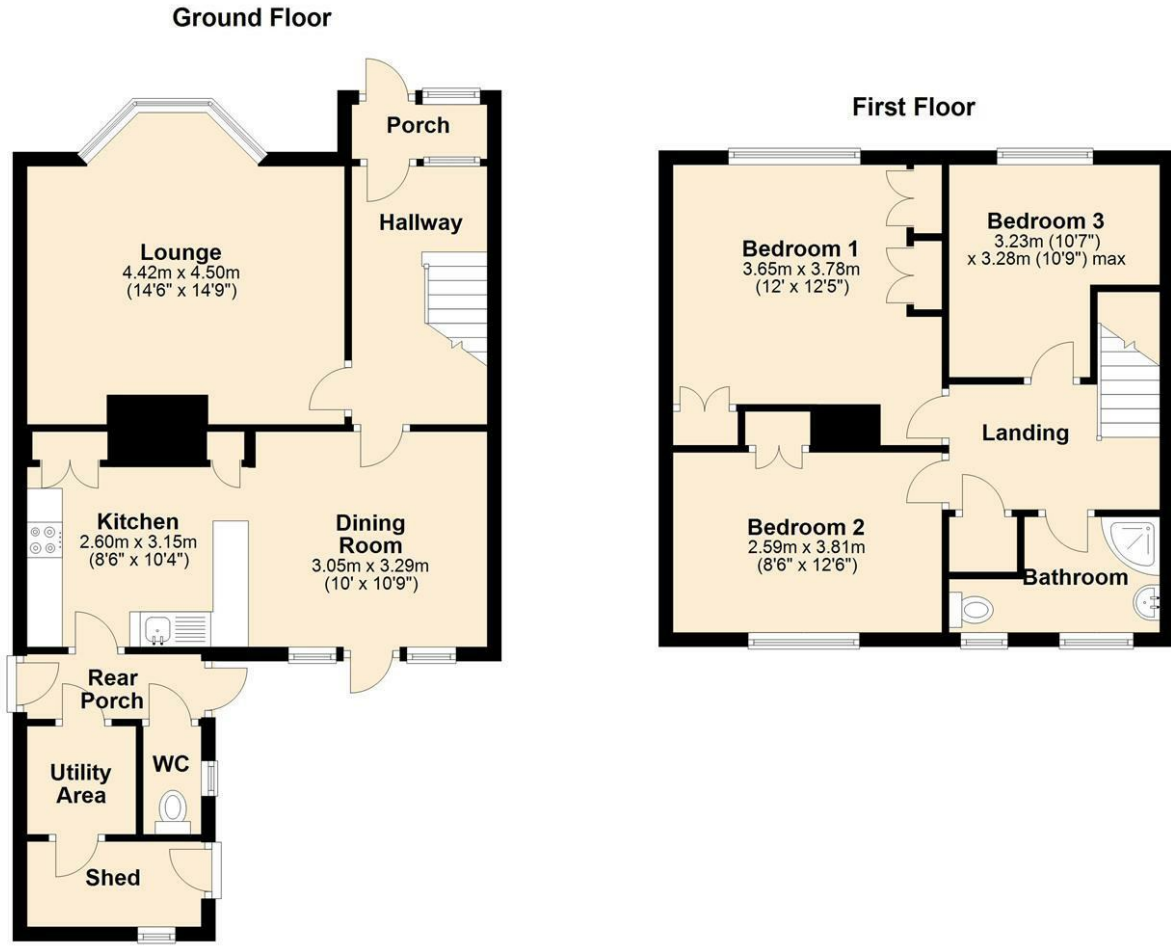
Planning - Non specific to the property

#### Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they

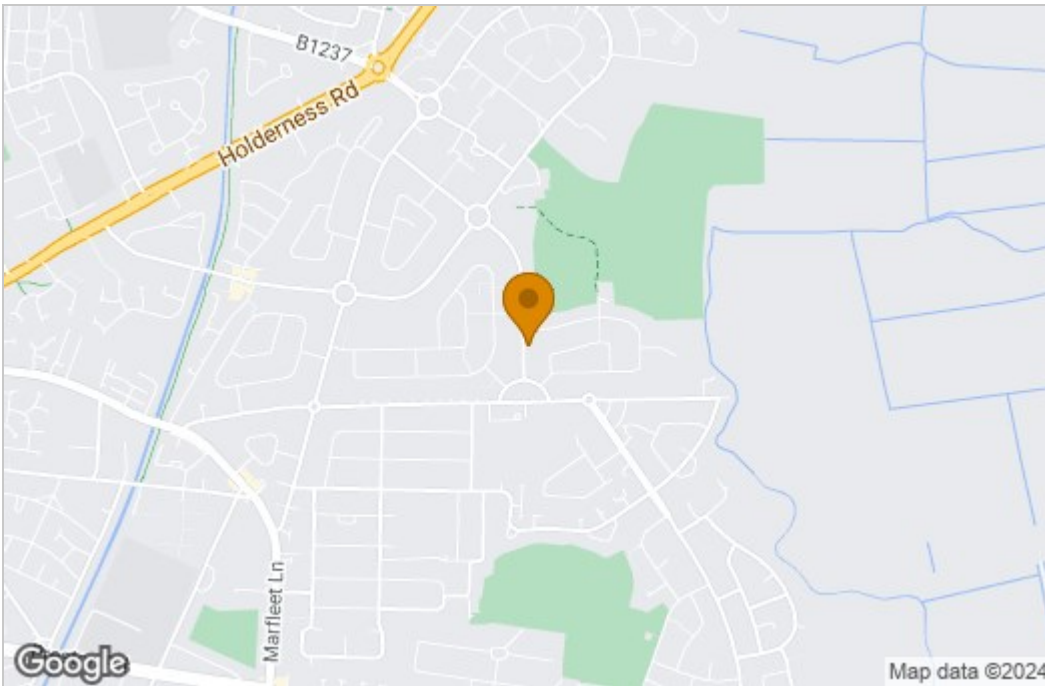
are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

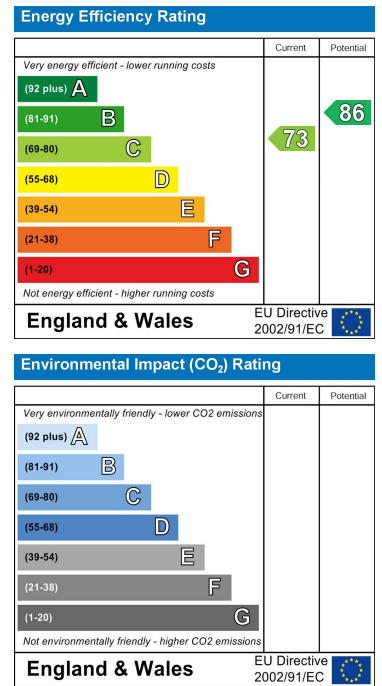


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# 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.