

Whitakers

Estate Agents



18 Wivern Road, Hull, HU9 4HS

Offers In The Region Of £119,950

Storm Porch 8'2" x 3'7" (2.50 x 1.10)

Having access via patio doors and a personnel door into the garage

Entrance Hall

Giving access to the Lounge and the kitchen and staircase off to the first floor. There is also a radiator.

Lounge 12'5" x 11'5" (3.80 x 3.50)



Window to the front aspect, a radiator and opens to:

Dining Area 9'6" x 8'6" (2.90 x 2.60)



Having French Doors giving access to the rear garden and there is a radiator.

Kitchen 8'6" x 8'4" min. (2.60 x 2.55 min.)



A range of contemporary style fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with mixer tap. Window to the rear aspect and integrated appliances include an electric oven, electric hob and a stainless steel over head extractor canopy (not tested).

Rear Hallway

Giving access to the utility room, garage and also the rear garden.

Utility Room 8'4" x 6'2" (2.55 x 1.90)



Window to the rear aspect, a preparation surface, wall cupboards and plumbing for an automatic washing machine.

First Floor

Bedroom One 14'11" x 9'4" (4.56 x 2.85)



Window to the front aspect, a radiator and access to a fixed staircase to the loft area.

Bedroom Two 11'5" x 9'10" (3.50 x 3.00)



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

Bathroom 8'2" x 7'4" (2.50 x 2.25)



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Tiled walls, a radiator and a built in storage cupboard.

Loft Area 14'11" x 9'0" (4.56 x 2.75)



Accessed via a fixed staircase from bedroom one and having a "Velux" style window, a radiator, spotlights to the ceiling and loft voids for storage space.

Gardens



To the front of the property is an enclosed garden laid to decorative aggregates and to the rear a garden of good proportion which is laid to lawn with a paved patio area and there is a garden shed.

Tenure

This property is freehold

Council Tax

Hull City Council - Band A

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.

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 under tiled roof

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 8 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

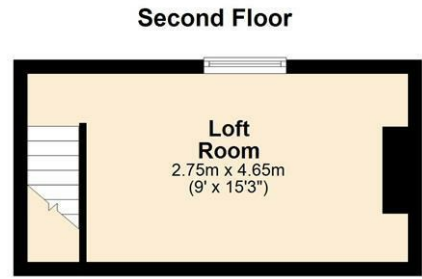
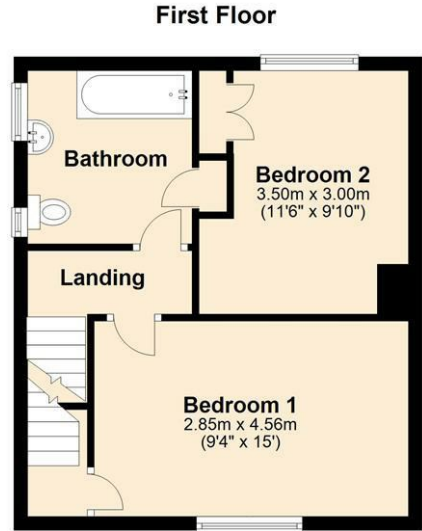
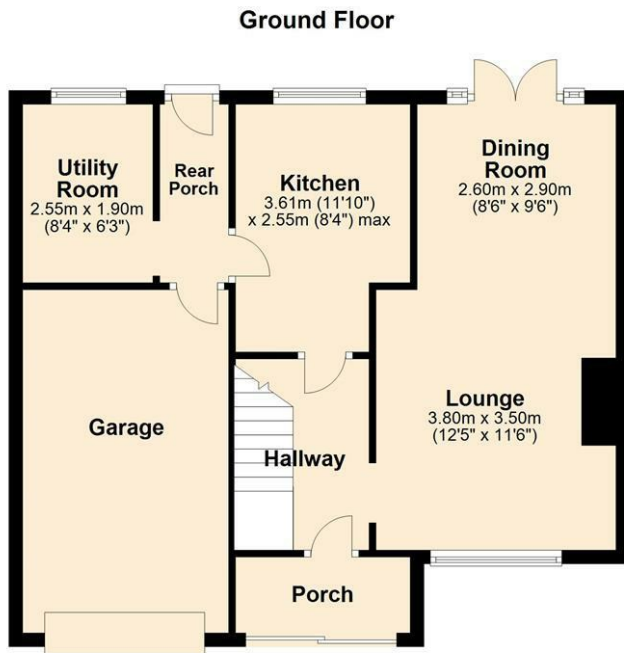
Planning -No

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.

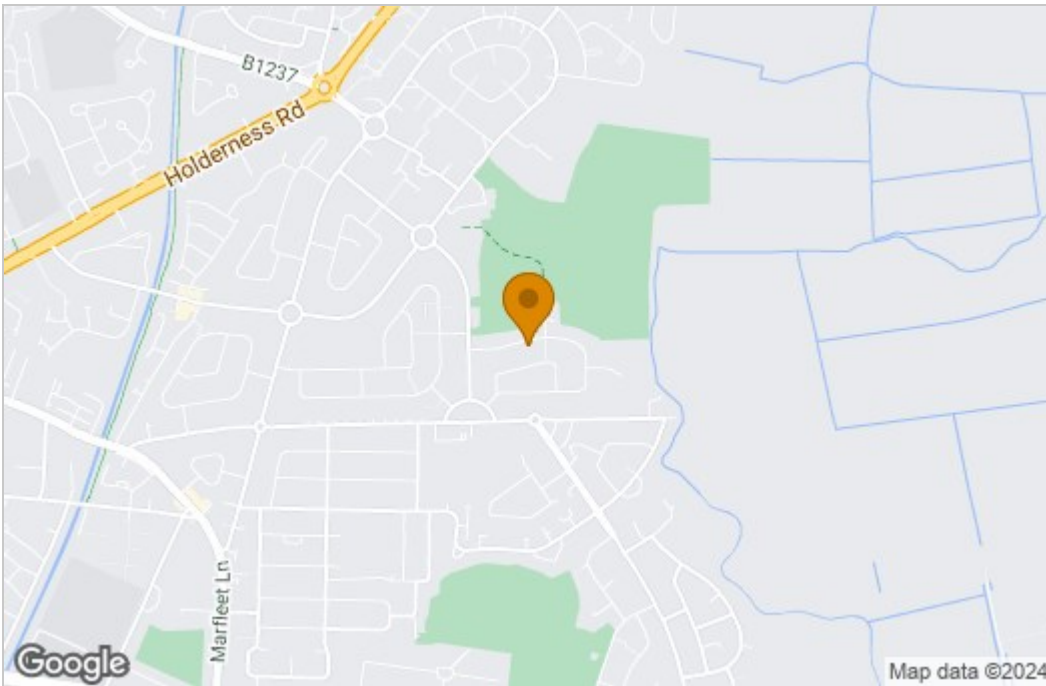
The vendor has confirmed the electric hob is not in working order

Floor Plan

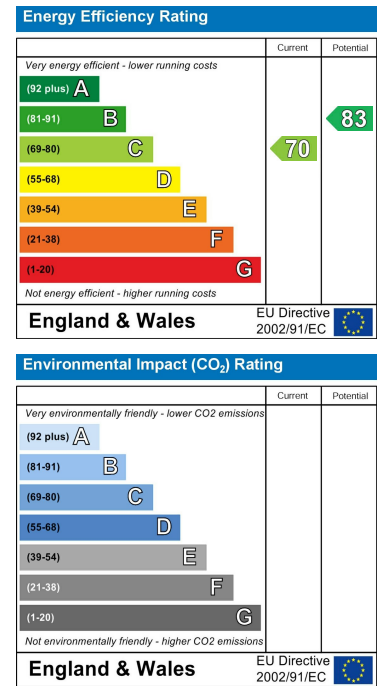


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.