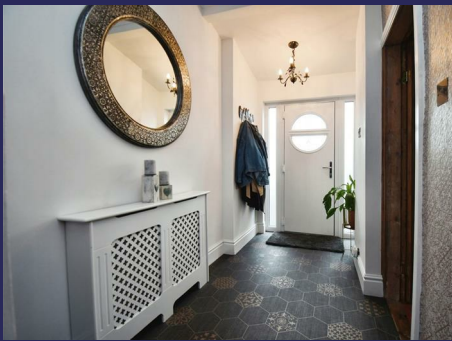


# Whitakers

Estate Agents



## 359 Southcoates Lane, Hull, HU9 3UN

**Offers In The Region Of £140,000**

Whitakers are delighted to bring this outstanding, extended 2 bed terraced home WITH LOFT ROOM to the market.

Having been much improved by the current owner whilst retaining many character features, this represents an outstanding opportunity to purchase an extremely spacious and flexible family home, presented in "move-in" condition

Situated in a popular and sought after location, well positioned for local shops, schools and amenities as well as excellent transport links into the City and out to the Coast and East Riding villages, the property is ideal for Families and First time buyers alike!

Briefly comprising; spacious entrance hallway, 27 ft through lounge/dining room and spacious dining kitchen to the ground floor, 2 double bedrooms and a modern family bathroom to the first floor whilst a fixed staircase from the first floor landing leads to the spacious loft room.

Having the additional benefit of an enclosed low maintenance rear garden and detached garage with ten foot access together with gas central heating and UPVC double glazing throughout, internal viewing is highly recommended to appreciate the standard and scale of accommodation on offer!

## The Accommodation Comprises

### Entrance Hallway

Recently installed Composite Entrance door into spacious hallway with vinyl flooring, central heating radiator, under stair storage cupboards and internal doors into kitchen and through lounge.

### Through Lounge/Dining Room 27'11 x 11'3 (8.51m x 3.43m)

Recently installed UPVC front bay window, wooden flooring throughout, coving and ceiling rose, feature fire surround with living flame gas fire and central heating radiator. Double doors lead into....

### Dining Kitchen 16'9 x 21'6 max (5.11m x 6.55m max)

Double doors lead to dining area with central heating radiators, UPVC French doors to rear garden and laminate tiled flooring leading into kitchen which is fitted with a range of wall and base units, contrasting work surfaces and splashbacks. Space for range cooker with extractor over, stainless steel sink with mixer taps over, plumbing for automatic washing machine and UPVC window to rear garden whilst internal door leads to entrance hallway.

### First Floor Landing

Stairs from entrance hallway to first floor landing with carpeted flooring

### Bedroom One

Spacious double bedroom with recently installed Bay window and second UPVC window to front aspect, laminate flooring, central heating radiator and handy walk-in wardrobe.

### Bedroom Two 12'6 x 9'3 (3.81m x 2.82m)

With UPVC window to rear aspect, wooden painted floorboards and central heating radiator.

### Family Bathroom 7'8 x 8'4 (2.34m x 2.54m)

Modern fitted bathroom comprising bath with dual head mains shower over and fitted shower screen, concealed cistern low flush wc and vanity hand wash basin. Heated chrome towel rail, vinyl flooring, wall tiling to water sensitive areas and UPVC window to rear aspect.

### Second Floor Landing

Fixed wooden stairs from first floor landing to second floor

### Loft Room 14'6 x 12'11 max (4.42m x 3.94m max)

Spacious loft room with carpeted flooring, built in storage cupboard and roof window to rear aspect.

## Outside

To the front of the property is a courtyard garden with wrought iron fencing and gate to perimeters whilst to the rear is a lovely low maintenance rear garden laid to aggregate and with feature patio seating areas and borders featuring mature plants and shrubs. There is an outside tap and external electric point for convenience whilst fencing to perimeters afford a good level of privacy The detached garage is located to the rear of the garden

## Garage

Accessed via rear tenfoot with electric supply and door into garden

## Tenure

The property is Freehold

## Council Tax

Council Tax band B

Kingston upon Hull City Council

## EPC

EPC rating D

## 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 - Medium

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

Broadband - Basic 7 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - The following planning application exists for the property:

[https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?](https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?keyVal=K2O08ESO03800&activeTab=summary)

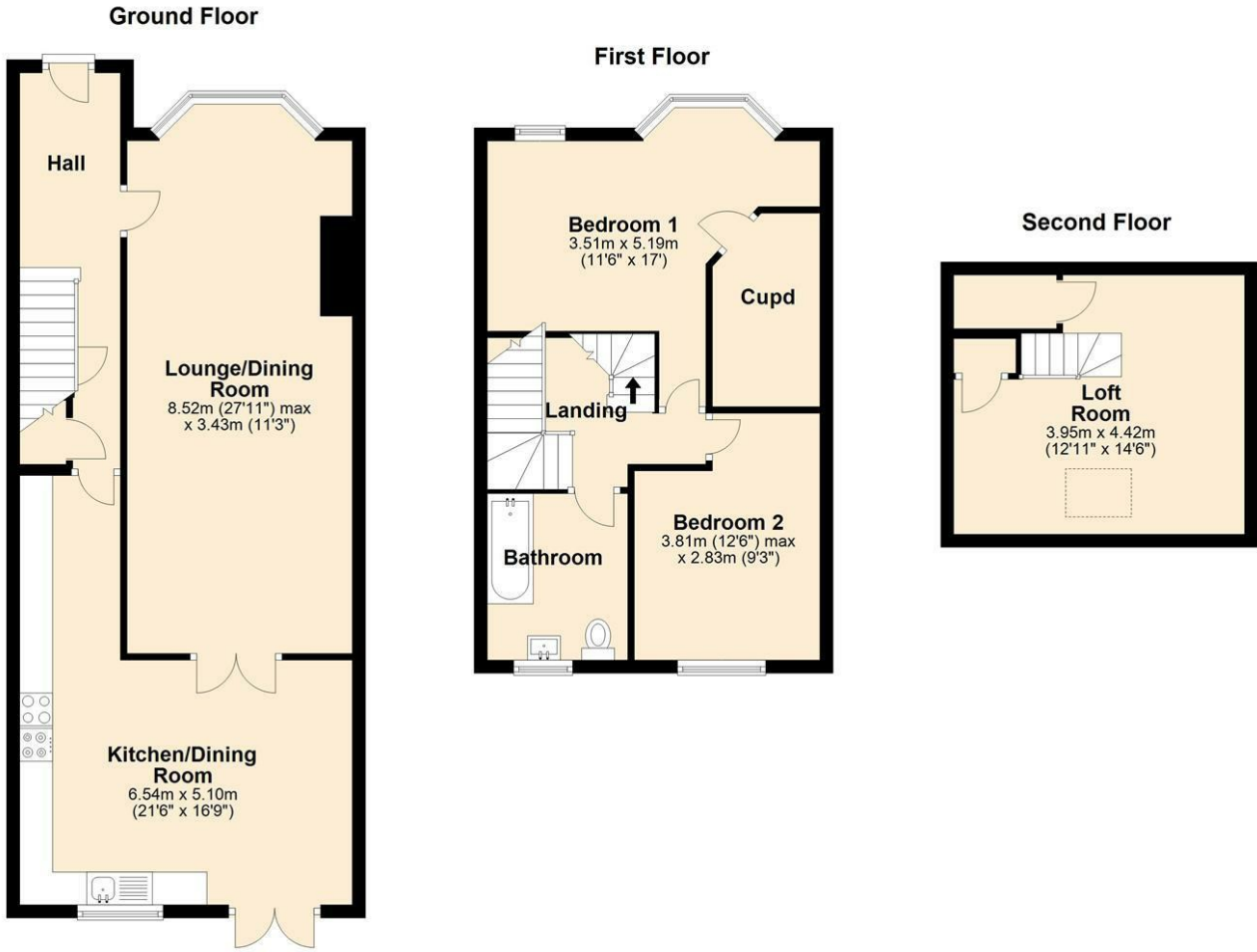
[keyVal=K2O08ESO03800&activeTab=summary](https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?keyVal=K2O08ESO03800&activeTab=summary)

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.

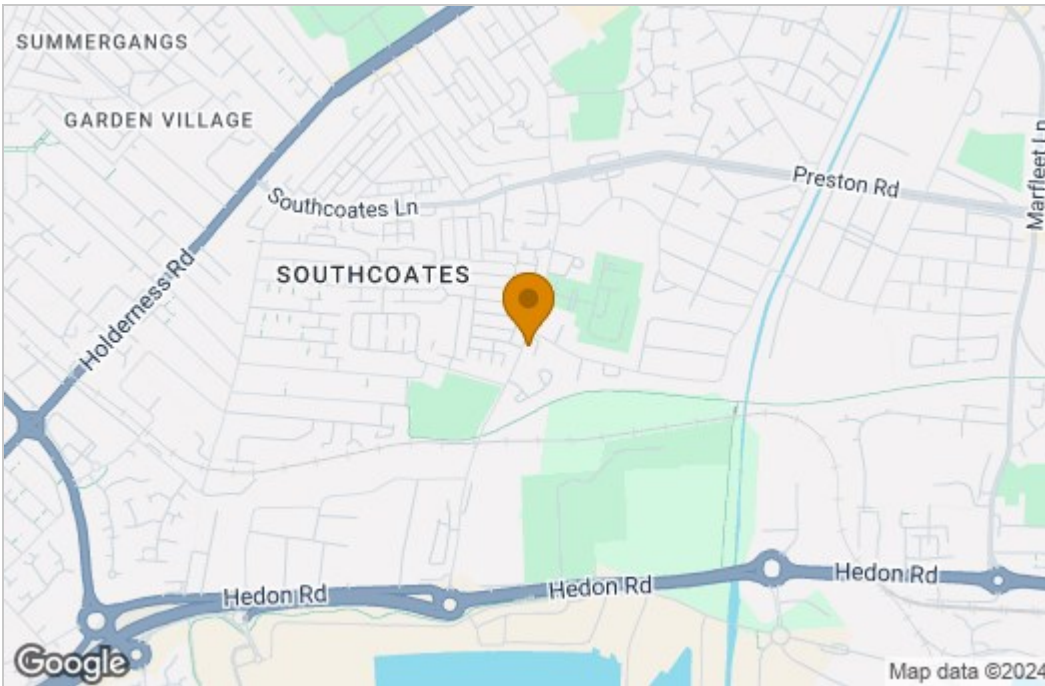


# Floor Plan

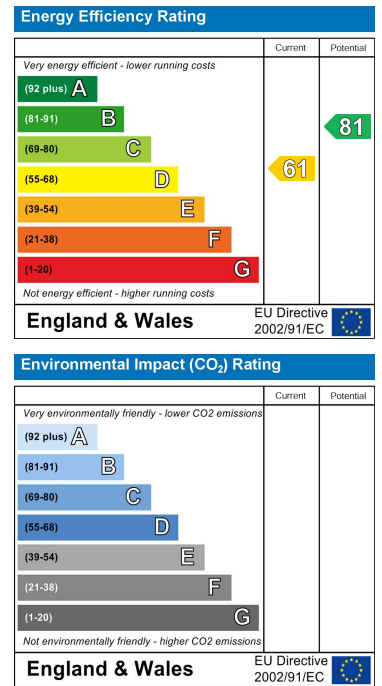


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# 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.