

Whitakers

Estate Agents



78 Kathleen Road, Hull, HU8 8DZ

£110,000

Recently refurbished to a high standard and enjoying an enviable plot with plenty of off street parking amenities, this two bedroom traditional style mid terrace house is a must view for the first time buyer.

The accommodation briefly comprises lounge through to a dining area and on to an open plan contemporary style kitchen with French doors giving access to the ample rear garden. There are two bedrooms to the first floor and a bathroom, again with contemporary style fixtures and fittings and the property has the expected gas central heating system to radiators and double glazing.

Presented in immediate "Move Into" condition, the property lends itself ideally to the first time buyer, the busy professional or indeed the small family and early viewings are advised in order to avoid disappointment.

Lounge

Three quarter angled bay window to the front aspect, staircase off, a radiator and opens to:

Dining Area

Window to the rear aspect, a radiator and opens to

Kitchen

A lovely range of contemporary style fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with a telescopic mixer tap. Partially tiled walls, useful under stairs storage cupboard and integrated appliances include an electric oven, four ring electric hob and a stainless steel over head extractor canopy. French doors give access to the rear garden.

Bedroom One

Window to the front aspect and a radiator

Bedroom Two

Window to the rear aspect and a radiator

Bathroom

A white suite to comprise panelled bath, wash hand basin within a vanity unit and a dual flush low level wc. Partially tiled walls, a chrome heated towel rail and there is an electric shower unit over the bath.

Gardens

To the front of the property is an enclosed garden laid to decorative aggregates and to the rear a garden excellent proportion with is laid mainly to lawn with a paved patio area.

Car Parking

With access via a tenfoot, to the rear of the property, there is provision for two vehicles with generous turning opportunities and of course enough space to offer further parking amenities if required. There is also provision for the possibility of a charger for an electric vehicle to be installed.

Council Tax

Hull City Council - band A

Tenure

This property is Freehold

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

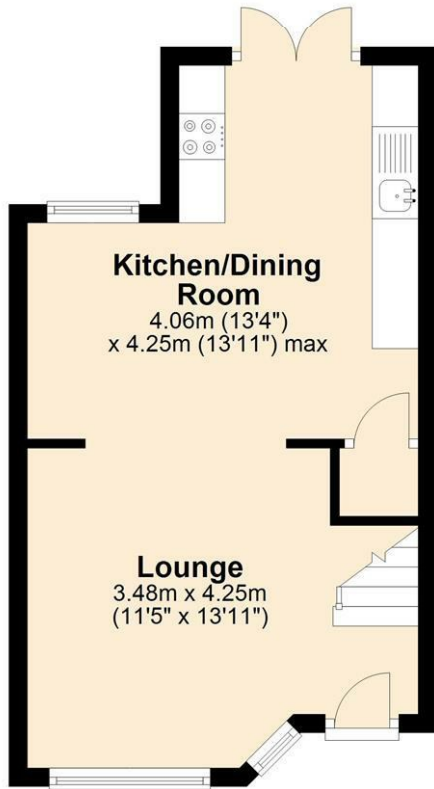
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration:

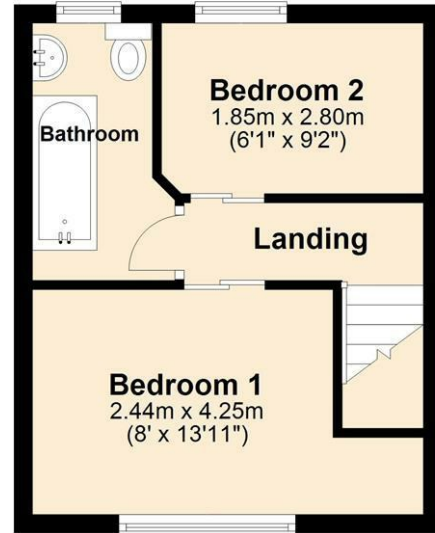
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Floor Plan

Ground Floor



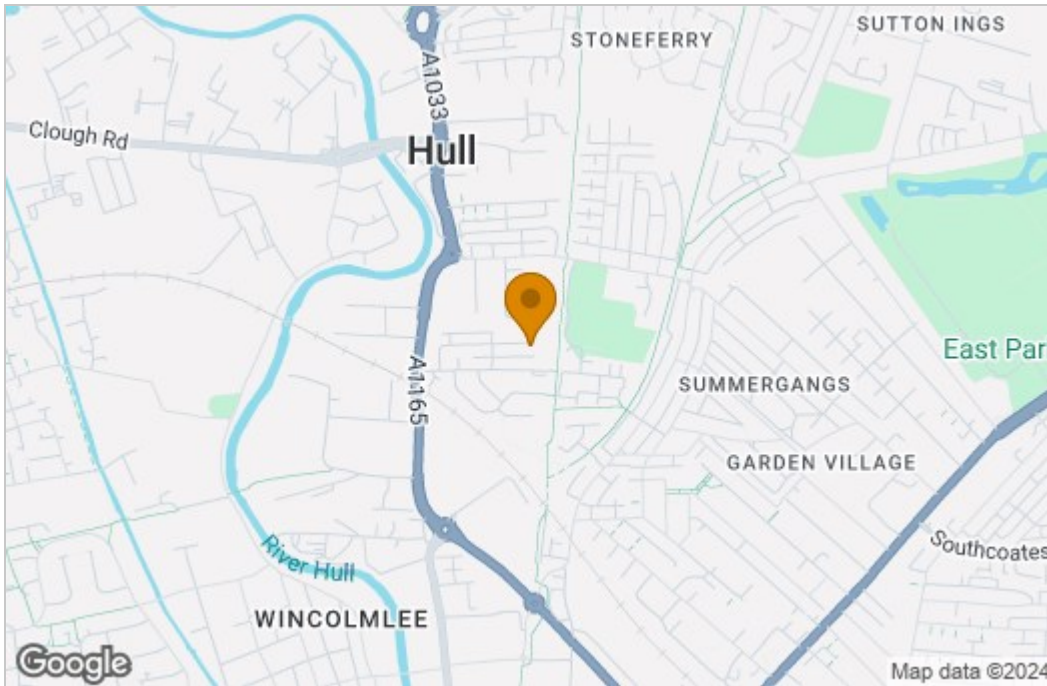
First Floor



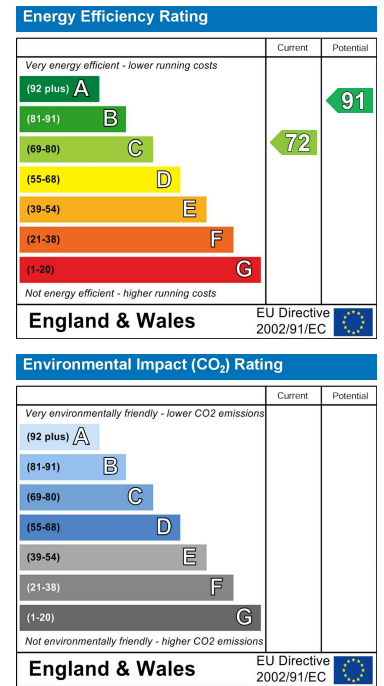
Total area: approx. 51.3 sq. metres (552.6 sq. feet)

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



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