

Whitakers

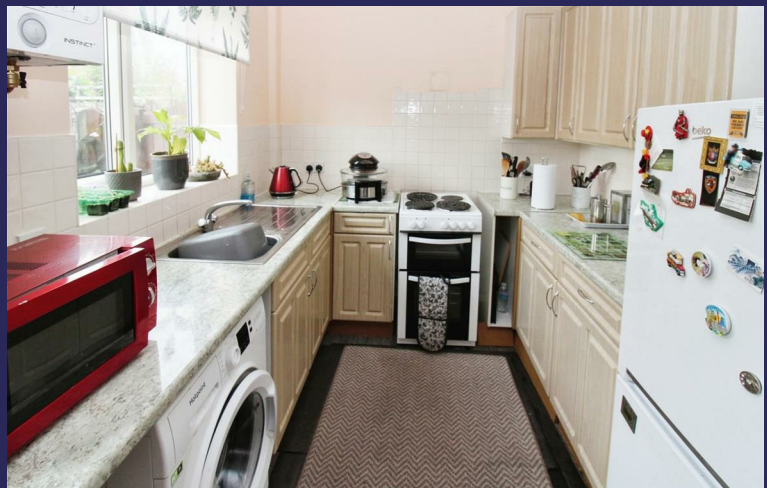
Estate Agents



31 Marlowe Street

, Hull, HU8 8NE

Asking Price £129,950



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Entrance hall

With staircase off

Lounge

16'0" x 11'5" (4.90 x 3.50)

An angled bay window to the front aspect, Adam style fire surround with marble effect back and hearth incorporating an electric fire and there is a radiator.

Dining kitchen 4.61 x 2.61

14'9" x 7'8" (4.50 x 2.35)

A range of fitted floor and wall units with rolled edge laminated preparation surfaces having an inset stainless steel sink unit with mixer tap. Window to the rear aspect, partially tiled walls, plumbing for an automatic washing machine and a useful under stairs storage cupboard.

Bedroom One

14'9" x 12'11" (4.50 x 3.95)

Window to the front aspect, a radiator, fitted wardrobes and over head cupboards.

Bedroom Two

10'7" x 8'2" (3.25 x 2.50)

Window to the rear aspect and a radiator.

Bathroom

6'3" x 6'3" (1.91 x 1.91)

A white suite to comprise a panelled bath, wash hand basin and a low level wc within a contemporary vanity unit. Tiled walls, a radiator and there is an electric shower unit over the bath.

Gardens

To the front of the property is an enclosed garden

laid mainly to decorative aggregates with a variety of shrubs and to the rear, again an enclosed garden which is a gardeners delight having an array of flowers and shrubs, two garden sheds and a greenhouse.

Council Tax

Hull City Council - Band A

Tenure

This property is freehold

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.

Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk -Low

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

Broadband - Basic 9 Mbps and Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

Planning -No.

Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other

Tel: 01482 790970

services associated with the sale and purchase of your property.

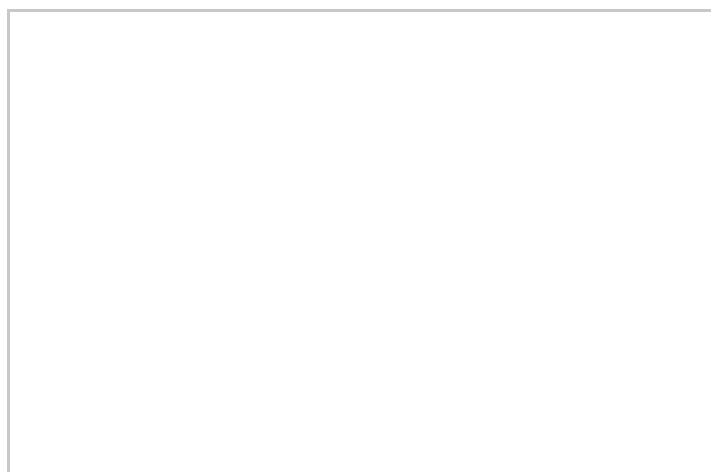
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer..

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.



Road Map



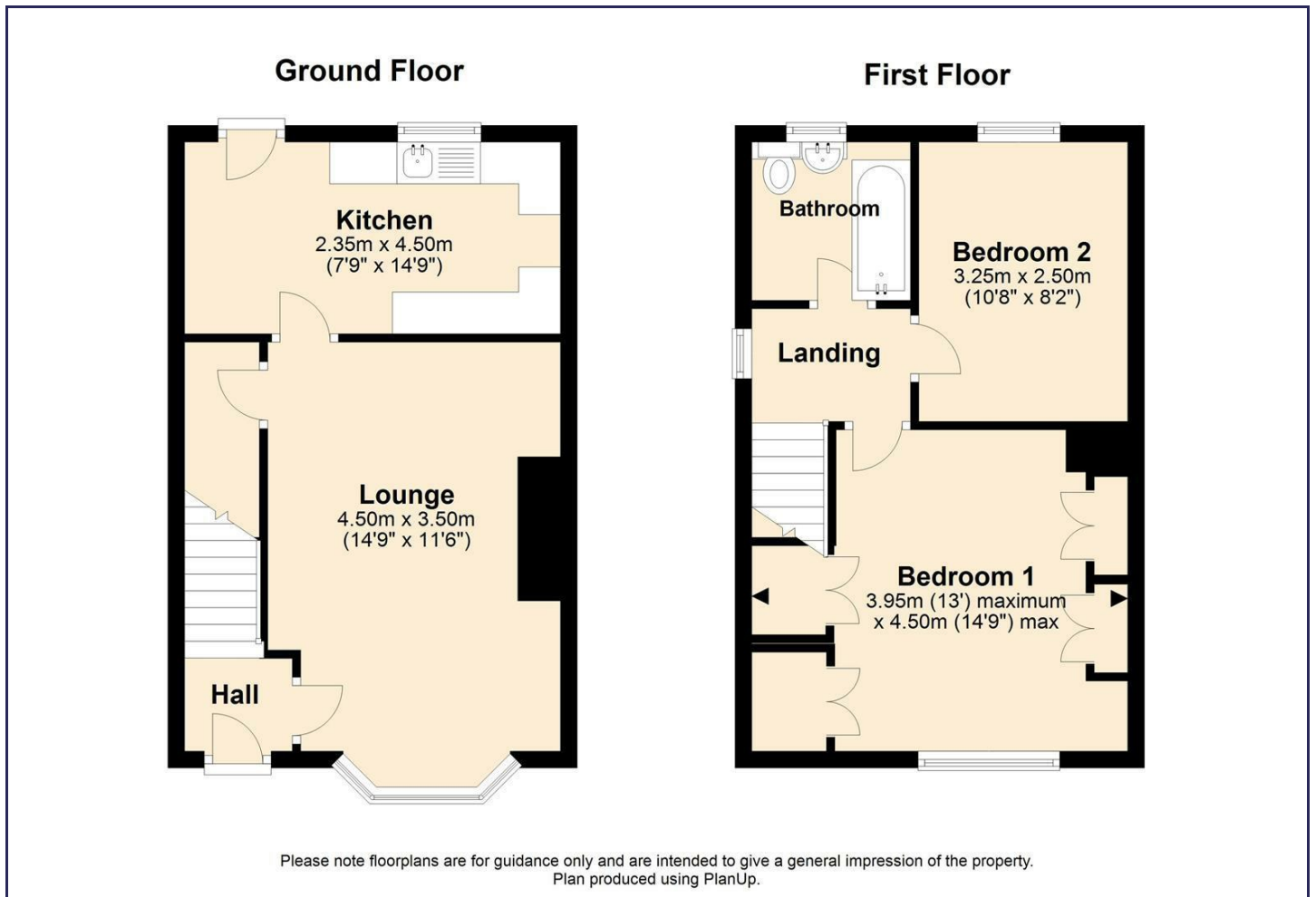
Hybrid Map



Terrain Map



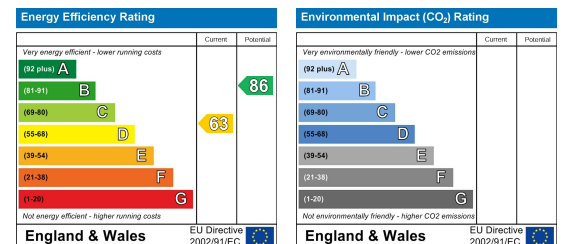
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - East Hull Office Office on 01482 790970 if you wish to arrange a viewing appointment for this property or require further information.

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.