

Whitakers

Estate Agents



63 Southcoates Lane, Kingston Upon Hull, HU9 3AX

Offers In The Region Of £130,000

This spacious 3 bedroomed terraced family home is available to purchase with NO ONWARD CHAIN!

Ideally located close to the nearby shops and amenities of Holderness Road as well as being within walking distance of nearby East Park and its range of leisure facilities. the property enjoys excellent transport links around the City and offers an outstanding opportunity for the discerning buyer to put their own stamp on a spacious family home in a popular and sought after area!

Being ideal for families, first time buyers and investors alike, the property briefly comprises; entrance hallway, 23 ft through lounge/dining area, kitchen and bathroom to the ground floor whilst to the first floor there are 3 generously sized bedrooms.

Also benefitting from rear garden and garage with tenfoot access together with UPVC glazing, viewing is recommended to appreciate the scale and potential of the accommodation on offer!

The Accommodation Comprises

Entrance Hallway



UPVC door into entrance hallway with wall heater and stairs to first floor.

Lounge 11'8 x 11'10 (3.56m x 3.61m)



UPVC front bay window, carpeted flooring and feature fireplace with living flame gas fire. Open through to.....

Dining Room 11'4 x 13'3 (3.45m x 4.04m)



With carpeted flooring, feature fireplace with living flame gas fire, internal door and to.....

Kitchen 13'1 x 12'7 (3.99m x 3.84m)



Fitted base units, stainless steel sink, UPVC windows to rear and side aspect UPVC patio doors to rear garden.

Bathroom 8'4 x 4'8 (2.54m x 1.42m)



Bath with electric shower over, low flush wc and vanity sink unit with UPVC obscured glazed window to rear aspect.

First Floor Landing

Stairs from entrance hallway rising to first floor landing.

Bedroom One 13'8 x 18'3 max (4.17m x 5.56m max)



With UPVC walk in bay and separate UPVC window to front aspect and built in wardrobes.

Bedroom Two 11'6 x 9'4 (3.51m x 2.84m)



With UPVC window to rear aspect and built in cupboard

Bedroom Three 8'4 x 8'6 (2.54m x 2.59m)



With UPVC window to rear aspect.

Outside



To the front of the property is a small fenced courtyard with mature plants and shrubs whilst to the rear is a lovely garden with lawn and an array of mature plants trees and shrubs with gate access to the rear tenfoot.

Garage

Situated at the foot of the garden is the detached garage with up and over door and secondary gates to the rear tenfoot.

Tenure

The property is Freehold

Council Tax

Council Tax band B

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 -

Broadband - Basic 11 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - None specific to the property

Whitakers Estate Agent Declaration:

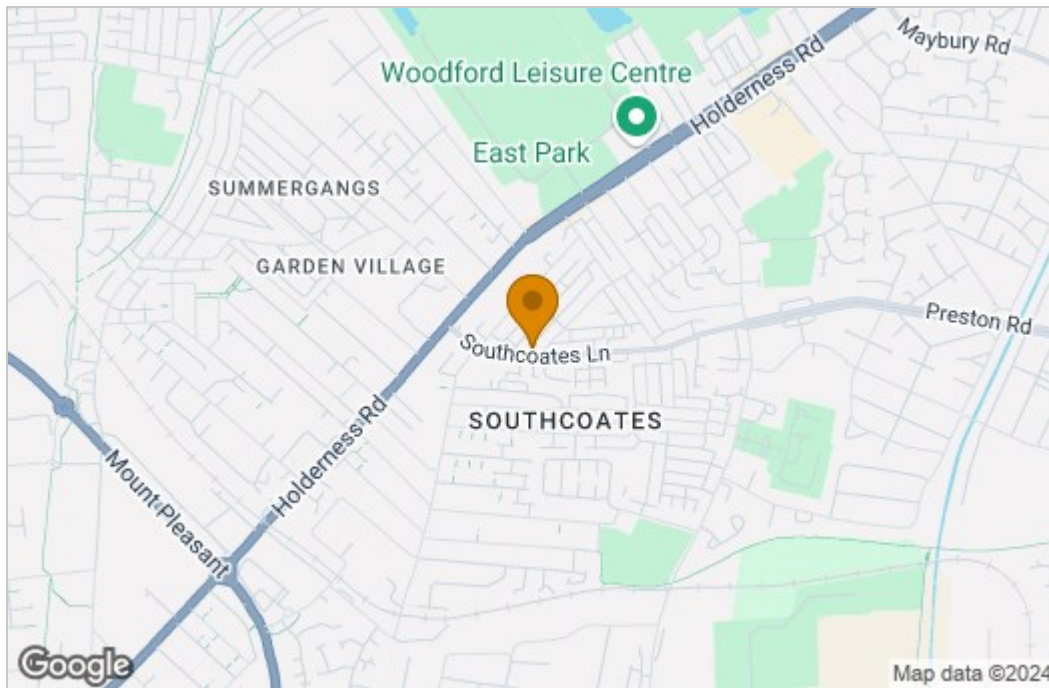
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Floor Plan

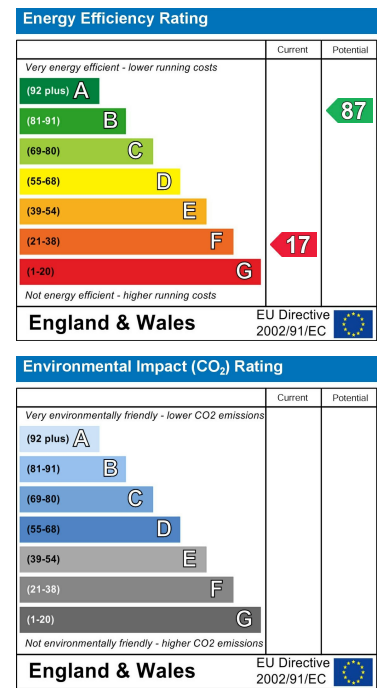


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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