

Whitakers

Estate Agents



39 Falkland Road, Hull, HU9 5ER

Offers Around £120,000

This exceptionally spacious 3 bedroomed semi detached property is available to purchase with NO ONWARD CHAIN!

Originally a 4 bedroom property but converted to 3 bedrooms, the property offers an outstanding opportunity for the discerning buyer to put their own stamp on a spacious and flexible family home in a popular and convenient location.

Well positioned for local shops, schools and amenities, the property briefly comprises; front porch, entrance hallway, 22 ft lounge dining room, dining kitchen lobby and downstairs cloakroom to the ground floor whilst to the first floor there are 3 generous double bedrooms and an extremely spacious shower room.

Hiving the additional benefit of front and rear gardens together with private driveway parking for multiple vehicles together with gas central heating throughout, viewing is strongly recommended!

The Accommodation Comprises

Front Porch 4'10 x 3' (1.47m x 0.91m)

Front entrance porch with internal door into....

Entrance Hallway

with carpeted flooring and central heating radiator, stairs rising to first floor.

Lounge/Dining Room 22' x 12'5 (6.71m x 3.78m)



With carpeted flooring, brick fire place with gas fire, two central heating radiators, front window and patio doors to rear garden.

Dining Kitchen 22' x 8'11 (6.71m x 2.72m)



With a range of fitted wall and base units and contrasting work surfaces. 4 ring induction hob with extractor over and electric fan oven below, stainless steel sink and plumbing for under counter washing machine and drier. Vinyl flooring, central heating radiator, ample space for family dining, double glazed windows to side and rear aspect and door to pantry cupboard with side window and door into.....

Lobby

Side entrance door into lobby area with door into....

Downstairs Cloakroom

With low flush wc, tiled walls, central heating radiator and side window.

First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring and loft access hatch.

Bedroom One 11'4 x 10'3 (3.45m x 3.12m)



With double glazed two windows to front aspect, carpeted flooring, central heating radiator and built in storage cupboard.

Bedroom Two 9' x 11'6 (2.74m x 3.51m)



With double glazed window to rear aspect, carpeted flooring and central heating radiator.

Bedroom Three 9' x 11'6 (2.74m x 3.51m)



With double glazed window to front aspect, carpeted flooring, central heating radiator and two built in storage cupboards.

Bathroom 15'2 x 10'2 max (4.62m x 3.10m max)



Exceptionally spacious extended bathroom comprising double shower cubicle with mains shower, vanity unit housing hand wash basin and low flush wc. two central heating radiators, vinyl flooring, tiled walls, storage cupboards with sliding doors and two double glazed windows to rear aspect.

Outside



The front of the property features a lawn with mature plants and shrubs whilst the private side driveway provides off road parking for multiple vehicles and double wrought iron gates to the rear of the property which is paved with hard standing/garage base, storage shed and fencing to perimeters.

Tenure
Freehold

Council Tax
Council Tax band A
Kingston upon Hull City Council

EPC
Awaited

Material Information:
Construction - Brick/Tile
Conservation Area - No
Flood Risk - Medium
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 5 Mbps, Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - None specific to the property

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.

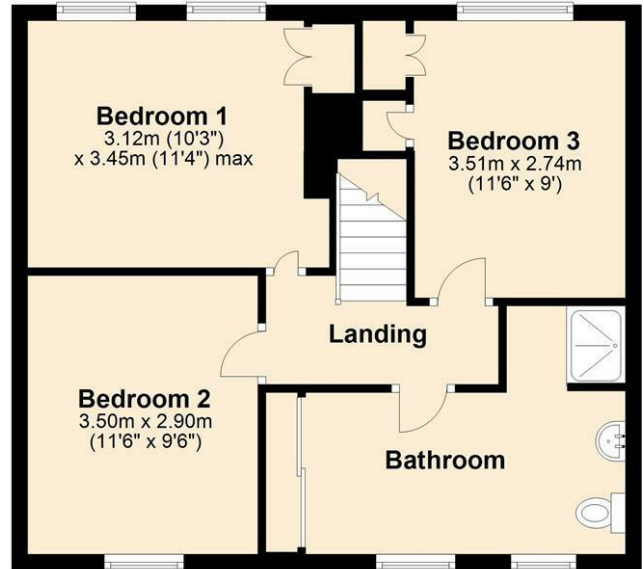
Whitakers Estate Agent Declaration:
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

Ground Floor

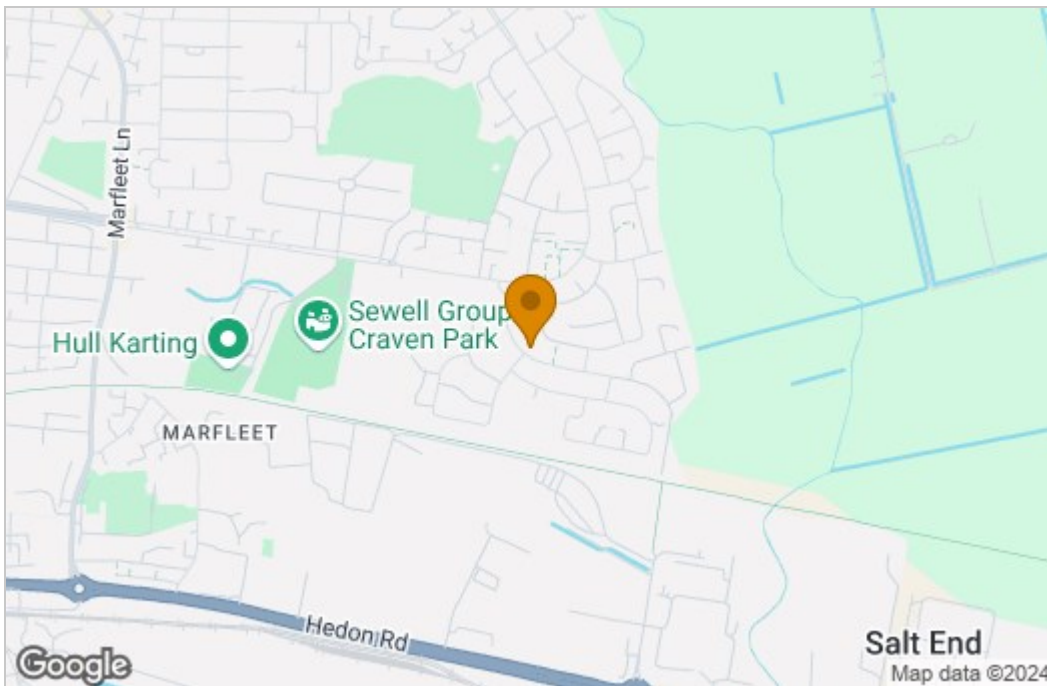


First Floor

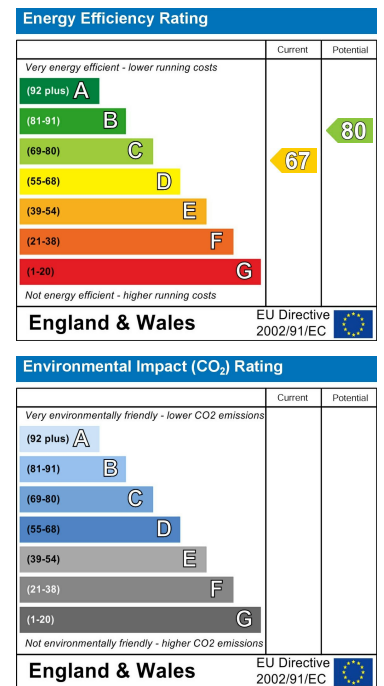


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.