

Whitakers

Estate Agents



134 Staveley Road, Hull, HU9 4ST

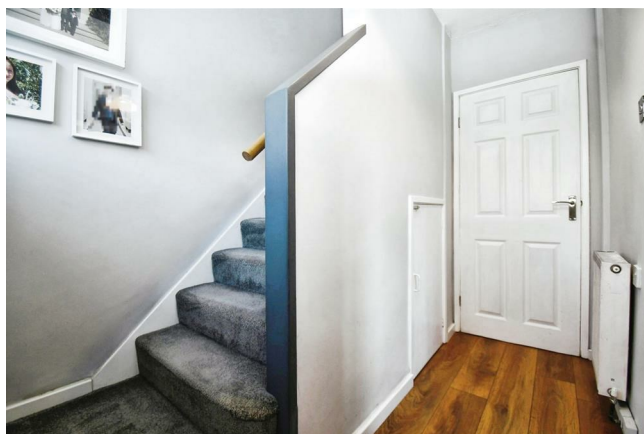
Asking Price £120,000

****GUIDE PRICE £120,000 TO £130,000****

Enjoying an open aspect to the Griffin Road Primary School at the rear, this well presented semi detached house is an ideal opportunity for the first time buyer or the young family.

The accommodation briefly comprises entrance hall, lounge and dining area, fitted kitchen, two bedrooms and a bathroom to the first floor and a spacious loft area lending itself to a number of opportunities.. Having gas central heating to radiators and double glazing. the property is set within gardens of generous proportion and has outbuildings allowing the possibility of extending, given the relevant permissions. An internal inspection will not disappoint.

Entrance Hall



Attractive laminate flooring, a radiator, staircase off, and a useful under stairs storage cupboard.

Lounge 12'7" x 11'5" (3.85 x 3.50)



Window to the front aspect, laminate flooring continues, a feature fire surround and a radiator. Opens to :

Dining Area 9'6" x 8'4" (2.92 x 2.55)



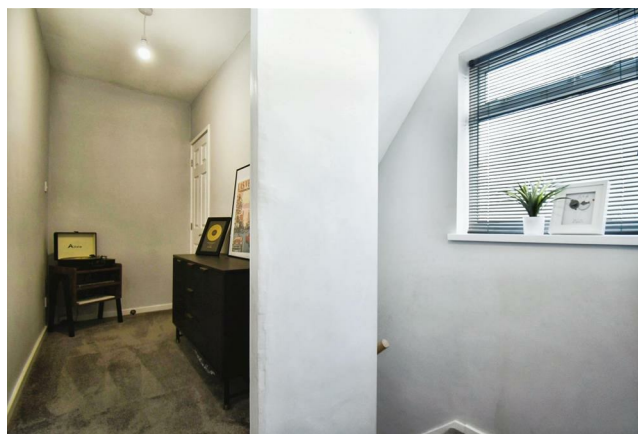
Again, laminate flooring continues, window to the rear aspect and a radiator.

Kitchen 8'4" x 8'0" (2.55 x 2.45)



Fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit. Window to the rear aspect, built in storage cupboard, plumbing for an automatic washing machine, partially tiled walls, an extractor canopy and a radiator

First Floor Landing



With carpeted flooring, uPVC window to side aspect and stairs to loft room.

Bedroom One 10'5" x 9'4" (3.20 x 2.85)



Window to the rear aspect, a radiator and a built in storage cupboard.

Bedroom Two 8'8" x 11'5" min (2.65 x 3.50 min)



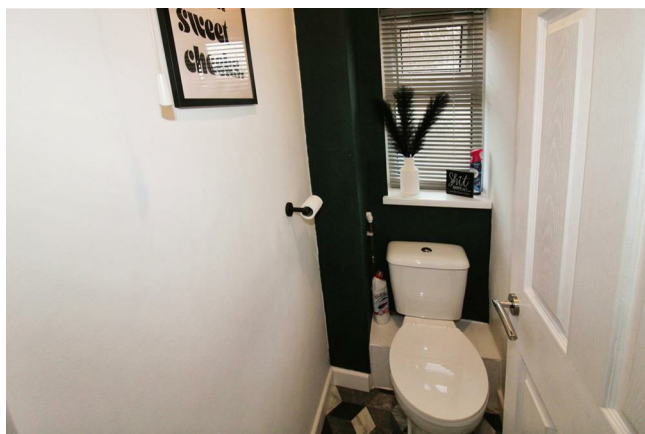
Window to the front aspect and a radiator.

Bathroom



A white suite to comprise panelled bath and a wash hand basin with a pedestal. Tiled walls, a built in storage cupboard and a radiator.

Separate WC



Having a white low level unit.

Loft Space 16'10" x 9'8" (5.15 x 2.95)



A very spacious loft area, having a "Velux" style window, spotlights to the ceiling and storage areas to the eaves.

Gardens



To the front of the property is a garden and to the rear a gardens of excellent proportion which is laid mainly to lawn and has the Griffin Primary School beyond

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.

Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk -Low

Mobile Coverage/Signal - EE, Vodafone Three and O2

Broadband - Yes

Coastal Erosion -No

Coalfield or Mining Area -No

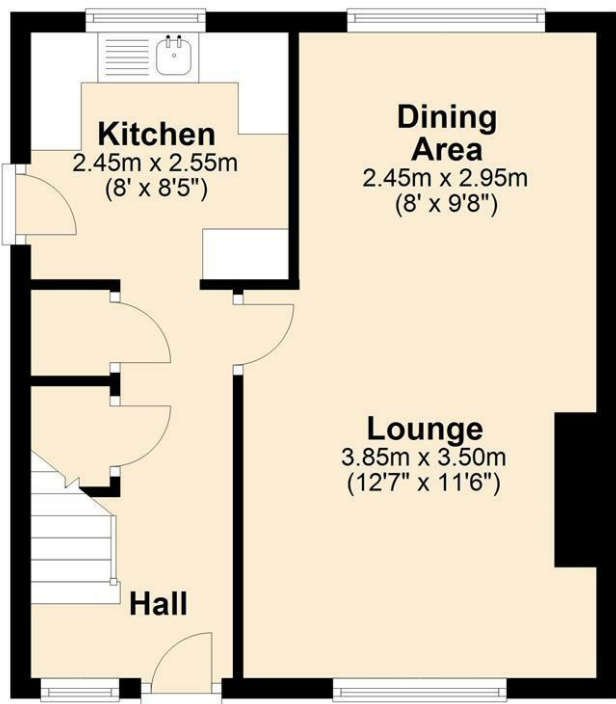
Planning -No

Whitakers Estate Agent Declaration:

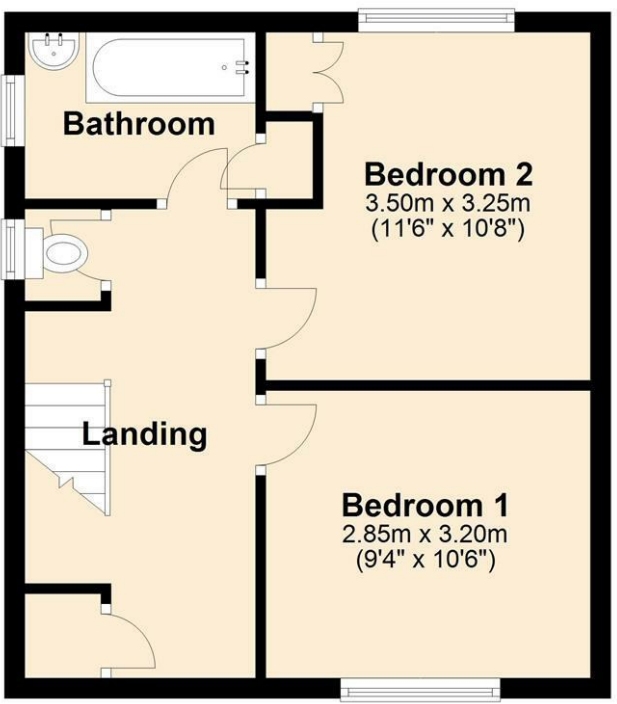
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Floor Plan

Ground Floor

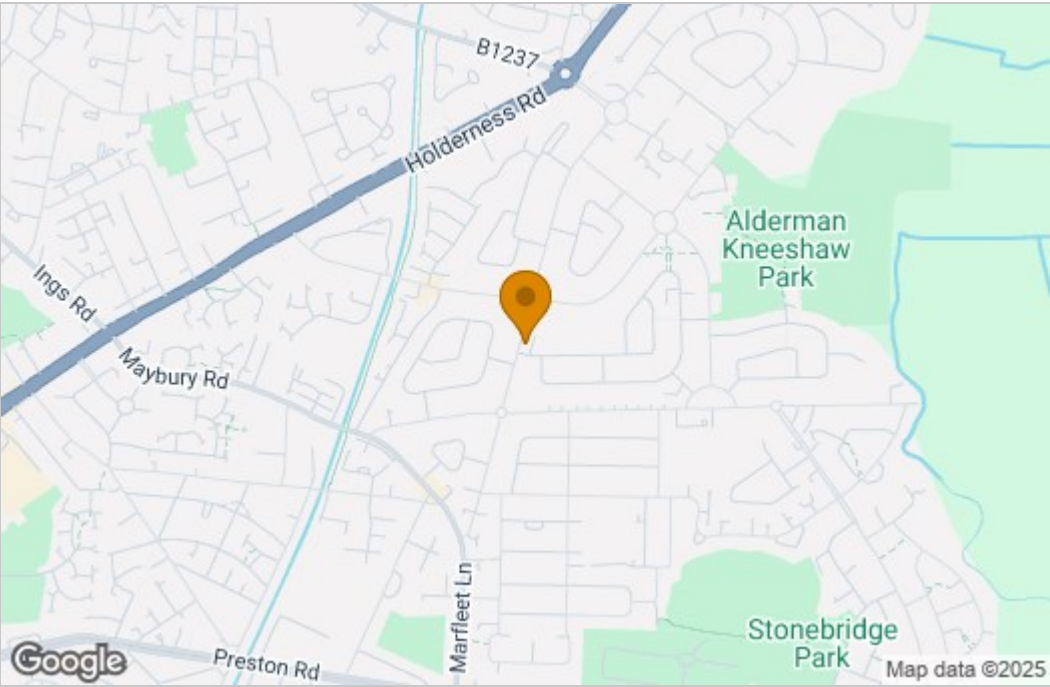


First Floor

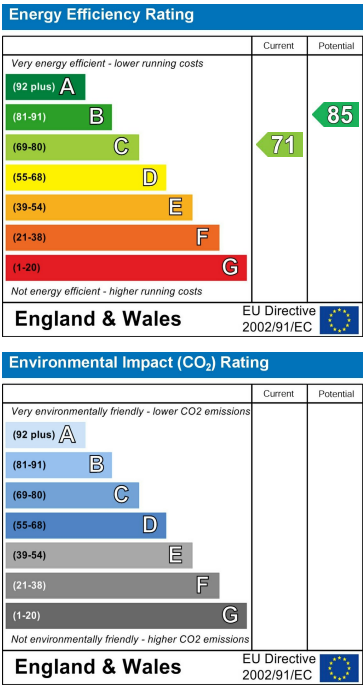


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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