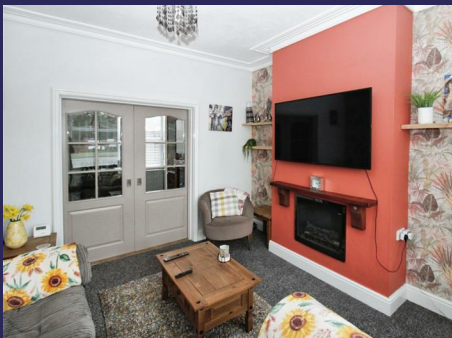


Whitakers

Estate Agents



740 Marfleet Lane, Hull, HU9 4TL

Offers Over £175,000

Situated to the East of the City in this much sought after area and handily placed for all of the shopping, schools and leisure amenities on offer, this traditional style mid terrace house offers good sized accommodation to the first time buyer, the small family or indeed the purchaser looking to down size. The property comprises entrance hall, lounge through to a dining area, fitted breakfast kitchen/day room, two bedrooms of good proportion and a spacious bathroom and has gas central heating to radiators and double glazing. With off street parking amenities to the front and access to a garage at the rear, the property enjoys an attractive garden with an entertainment bar and internal inspection is welcome.

Storm Porch
Giving access to:

Entrance Hall



Attractive half panelling, staircase off and a radiator.

Lounge 9'10".114'9" x 11'7" (3..35 x 3.55)



Plus angled bay window to the front aspect, feature fire place incorporating an electric fire giving a lovely ambience, ceiling rose, cornice to the ceiling surround , a radiator and sliding doors giving access to:

Dining Room 12'3" x 11'7" (3.75 x 3.55)



Window to the rear aspect, useful under stairs storage cupboard, attractive laminate flooring, a radiator and again, a feature fire place this time incorporating a solid fuel burner.

Fitted Breakfast Kitchen/Day Room 20'0" x 9'0"
max (6.10 x 2.75 max)



An extensive range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Two windows to the side aspect, French Doors giving access to the rear garden, a radiator, plumbing for an automatic washing machine and integrated appliances include an electric oven and grill, a four ring gas hob with stainless steel splash back, a fridge/freezer and a dishwasher.

Landing



Giving access to:

Bedroom One 15'3" x 10'11" (4.65m x 3.33m)



window to the front aspect and a radiator

Bedroom Two 11'11" x 10'0" (3.65 x 3.05)



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

Bathroom 9'6" x 9'0" (2.90 x 2.75)



Nice and roomy with a plumbed shower unit within a double enclosure, wash hand basin with a pedestal and a low level wc. Tiled walls , rope lighting to the ceiling surround and a radiator.

Front

To the front of the property is a driveway accessible via a dropped kerb and laid to decorative aggregates to allow off street parking for two vehicles.

Rear Garden



To the rear of the property is an enclosed garden which is laid to lawn with a stepping stone path and a paved patio area. There is a storage shed and an outside bar area which has electricity supply and is ideal for entertaining guests

Garage

Having an electricity supply and accessible via the rear of the property.

Tenure

This property is Freehold

Council Tax

Hull City Council - Band B

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 -Yes

Broadband - Yes

Coastal Erosion - No

Coalfield or Mining Area -

Planning -No

Whitakers Estate Agent Declaration:

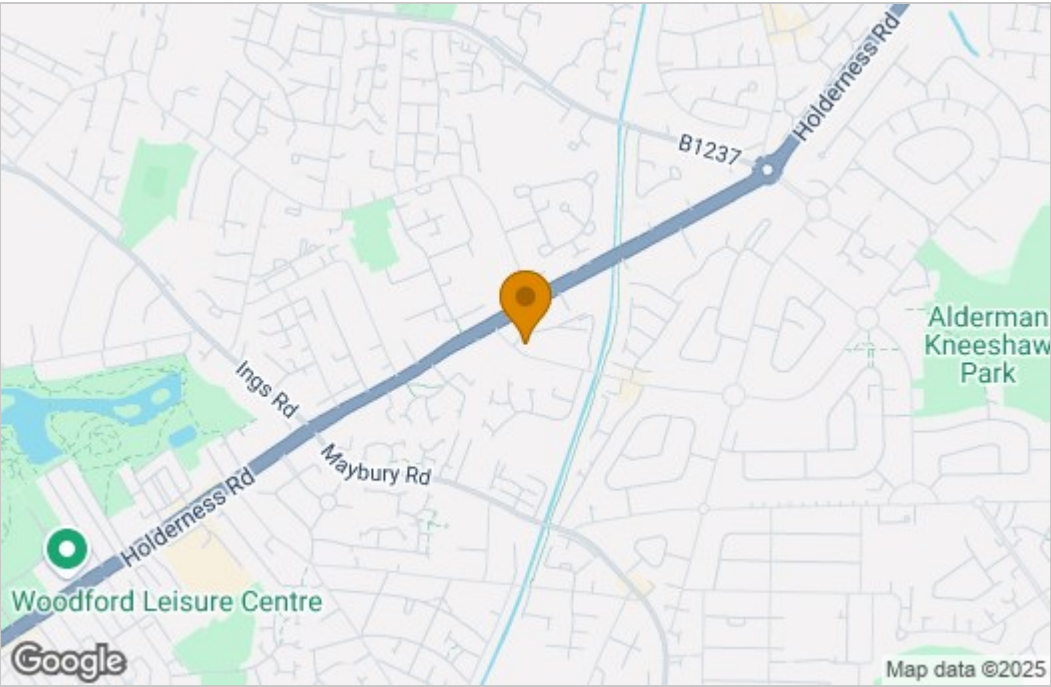
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

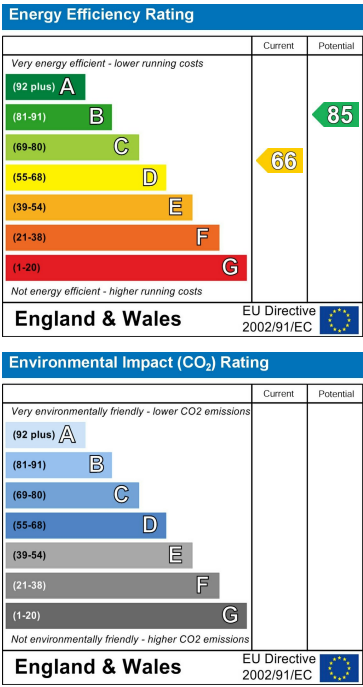


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.