

Whitakers

Estate Agents



243 Staveley Road, Hull, HU9 4US

Offers In The Region Of £135,000

SIMPLY STUNNING!! THIS OUTSTANDING 2 BED SEMI DETACHED PROPERTY REALLY DOES NEED TO BE VIEWED TO BE FULLY APPRECIATED!!

Being in our opinion one of the finest examples of this style of property we have seen and having been tastefully and stylishly refurbished and remodelled by the current owners to the highest standard, this represents an outstanding opportunity to own a spacious home in true "show home" condition!

Ideally located in a popular and sought after area, close to local shops, schools and amenities and occupying a spacious corner plot which provides off road parking for multiple vehicles, the property briefly comprises; entrance hallway, through lounge/dining room and stunning kitchen/diner to the ground floor whilst to the first floor there are two double bedrooms and a spacious modern family bathroom.

Having the additional benefit of a lovely private rear garden with versatile garden bar together with gas central heating and uPVC glazing throughout, internal inspection is essential to fully appreciate the standard of accommodation available!

The Accommodation Comprises

Entrance hallway



Composite door into entrance hallway with tiled flooring, half panelled walls, modern tower radiator, under stair storage and stairs to first floor.

Lounge/Dining room 21'x11'7 (6.40mx3.53m)



Spacious through lounge with carpeted flooring, uPVC window to front aspect, central heating radiator, feature wall panelling and French doors from dining area into rear garden.

Kitchen/Diner 18'10 x 11'3 max (5.74m x 3.43m max)



Stunning contemporary kitchen/diner with a range of contemporary white fitted wall and base units, contrasting work surfaces and tiled splashbacks. 4 ring halogen hob with extractor over and electric fan oven below and stainless steel sink/drainers with mixer taps over. Integrated washing machine, uPVC window to rear garden, larder/utility cupboard and tiled flooring extending into the stylish dining area with "diner" style seating, tower radiator and uPVC French doors into rear garden.

First floor landing



Stairs from entrance hallway to first floor with uPVC window to side aspect, wall panelling and carpeted flooring

Bedroom One 15'2 x 9'4 (4.62m x 2.84m)



With uPVC window to front aspect, carpeted flooring, central heating radiator, feature wall and storage cupboard.

Bedroom Two 10'6 max x 11'5 (3.20m max x 3.48m)



Double bedroom with uPVC window to rear aspect, carpeted flooring and central heating radiator.

Bathroom 7'5 x 8'3 (2.26m x 2.51m)



Modern and stylish family bathroom comprising bath with electric shower over and fitted shower screen, low flush wc and pedestal hand wash basin. Fully tiled walls, vinyl flooring, central heating radiator, storage cupboard, extractor fan and uPVC window to side aspect.

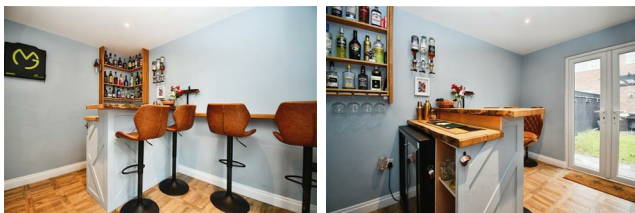
Outside



The low maintenance front garden has perimeter fencing and features decorative aggregate whilst to the side of the property is a private driveway with further expanse of decorative aggregate providing off road parking for numerous vehicles with further perimeter fencing.

The private rear garden is laid mainly to lawn with feature paved patio seating area with Pergola over and fencing to perimeters giving a good level or privacy. To the rear of the garden is the versatile garden bar.

Garden Bar



Currently configured as a fully equipped garden bar with full electric supply and uPVC French doors into garden together with additional storage area to side with uPVC door.

Tenure

The property is Freehold

Council Tax

Council Tax band A

Kingston upon Hull City

EPC

EPC Rating D

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 - EE, Vodafone, Three, O2

Broadband - Basic 11 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

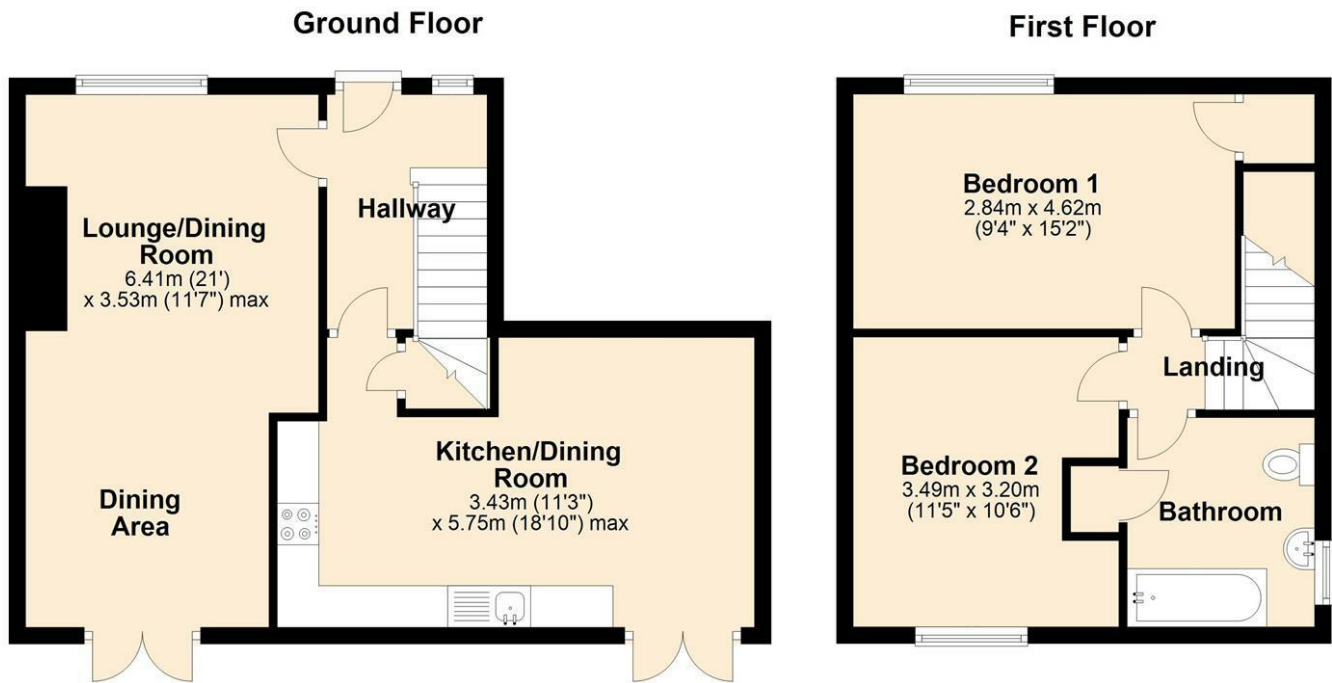
Coalfield or Mining Area - No

Planning - No

Whitakers Estate Agent Declaration:

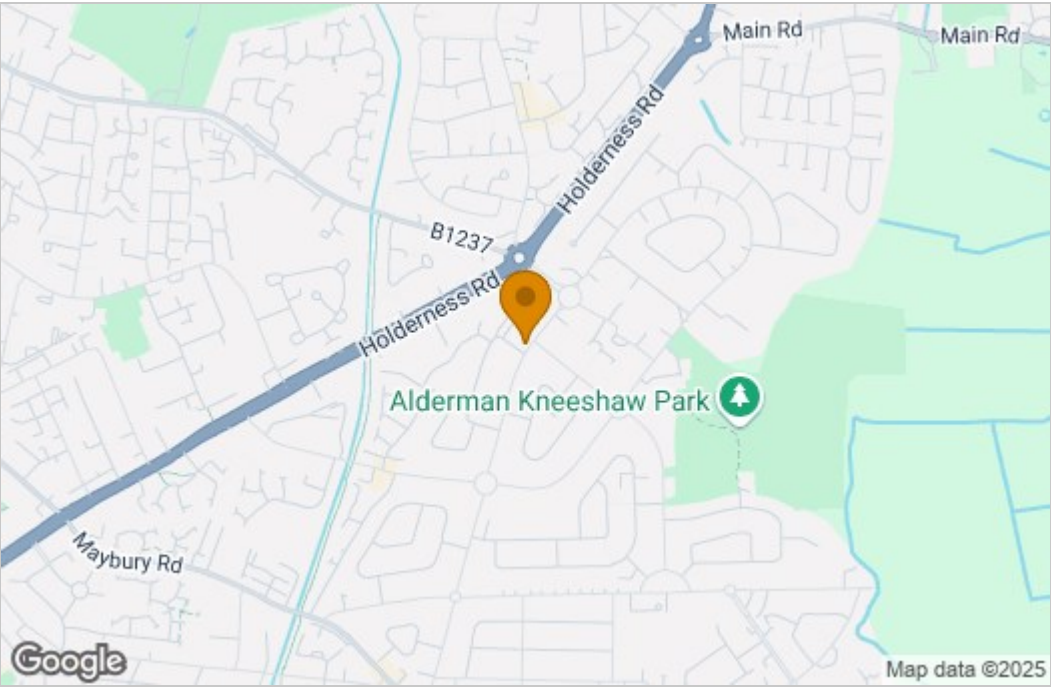
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Floor Plan

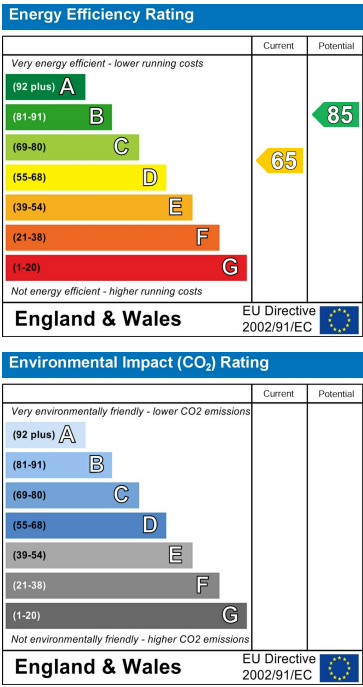


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.