

Whitakers

Estate Agents



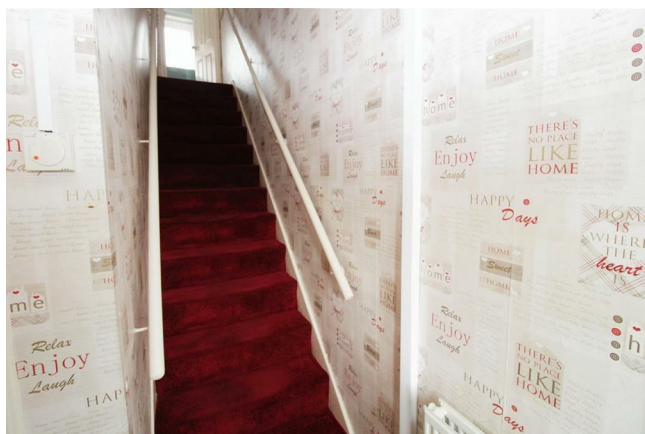
27 Dodswell Grove, Hull, HU9 5HU

Offers In The Region Of £89,950

A FABULOUS OPPORTUNITY FOR THE GROWING FAMILY, THE FIRST TIME BUYER OR THE INVESTOR WITH AN EYE ON THE LETTINGS MARKET.

This modern style mid terrace house is situated opposite the Stockwell Academy and briefly comprises entrance hall, lounge, fitted dining kitchen, three first floor bedrooms with built in wardrobes and a bathroom. With gas central heating to radiators and double glazing, the property has been well cared for and represents an appealing prospect for the discerning purchaser. Set within pleasant gardens, early internal inspections are encouraged in order to avoid disappointment.

Entrance Hall



With staircase off, a radiator and access to;
Lounge 14'11" x 11'6" (4.55 x 3.52)



Window to the front aspect, feature fire place incorporating an electric fire, a radiator and useful under stairs storage cupboard.

Dining Kitchen 14'11" x 8'2" (4.55 x 2.50)



A range of fitted floor and wall units with contrasting preparation surfaces having an inset sink unit. Window to the rear aspect, a radiator, partially tiled walls and access to the rear garden.

Landing

Bedroom One 14'3" x 9'8" (4.35 x 2.95)



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

Bedroom Two 8'10" x 8'8" (2.70 x 2.65)



Window to the front aspect, a radiator and built in wardrobes.

Bedroom Three 10'11" x 6'11" max (3.35 x 2.12 max)



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

Bathroom



A suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Tiled walls and a radiator and there is an electric shower unit over the bath with a shower screen to the bath side.

Gardens



To the front of the property is a garden of good proportion with decorative wrought iron fencing to the perimeter. Pedestrian access at the side of the property leads to an enclosed rear garden, again of good proportion which is laid to paved patio and divided by a gated fence to an area laid to decorative aggregates. There are also two brick built storage sheds.

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 - Basic 1 Mbps Ultrafast 1000 Mbps

Coastal Erosion - No

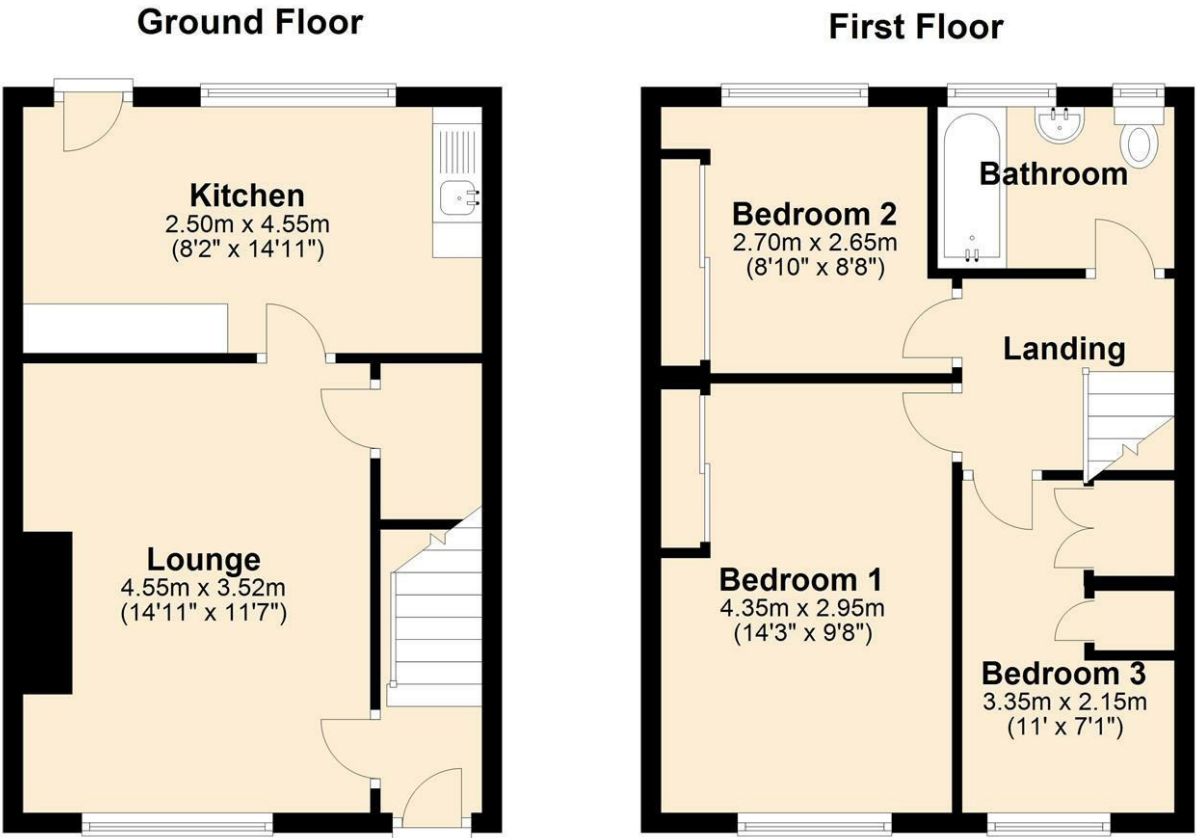
Coalfield or Mining Area -No

Planning -No

Whitakers Estate Agent Declaration:

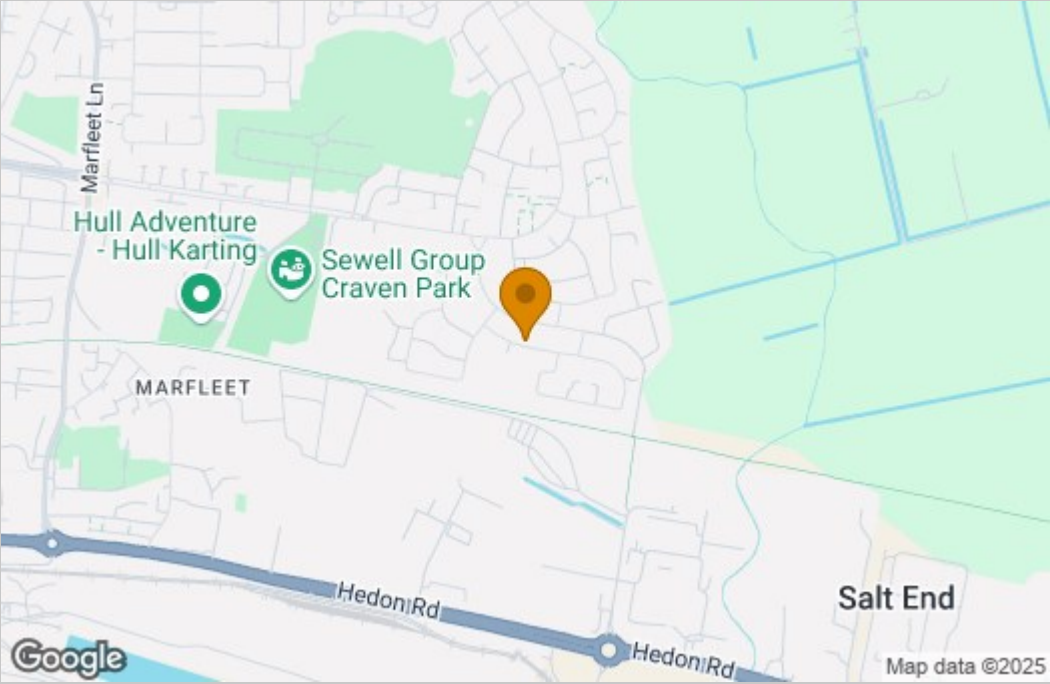
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Floor Plan

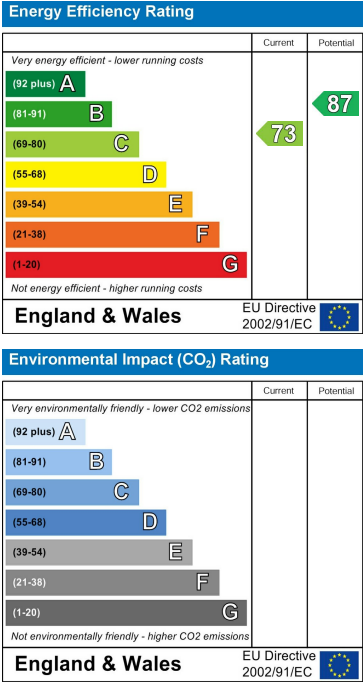


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.