

Whitakers

Estate Agents



79 Annandale Road, Hull, HU9 4LY

Offers In The Region Of £124,995

Situated within a stroll to local shops, schools and transport links on a popular development to the East of the City, this modern style mid terrace house ticks all of the boxes for the growing family unit.

The accommodation briefly comprises entrance hall, lounge, dining kitchen with fitted appliances, three bedrooms of good proportion, a first floor bathroom and has gas central heating to radiators and double glazing. With a dropped kerb to decorative wrought iron gates giving access for all important off street parking amenities and a pleasant rear garden with an outbuilding with electricity supplied which can lend itself to any number of uses, (Bar or office) this well presented property should be viewed internally and appointments are welcome

Entrance Hall

Attractive laminate flooring, a radiator and staircase off

Lounge



Window to the front aspect, laminate flooring, radiator, Adam style fire surround with marble effect back and hearth incorporating a pebble effect gas fire and there is a useful under stairs storage cupboard

Dining Kitchen



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Window to the rear aspect, plumbing for an automatic washing machine, Tiled floor and majority tiled walls and integrated appliances include an electric oven, four ring gas hob and an over head filter canopy.

Landing



With a ladder to the loft access which is partially boarded and has a light.

Bedroom One



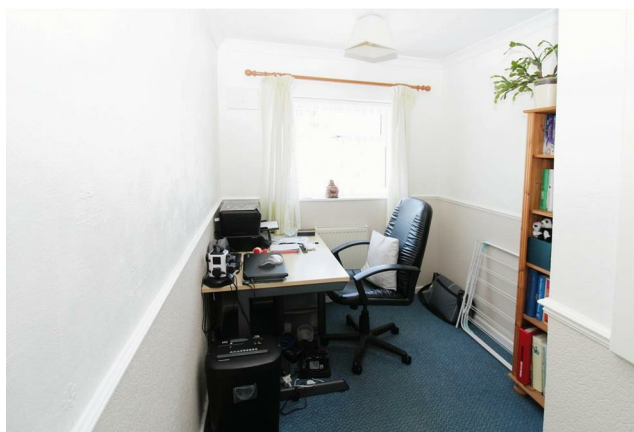
Window to the front aspect, a radiator and a built in storage cupboard

Bedroom Two



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

Bedroom Three



Currently used as an office space. Window to the front aspect, a radiator and a built in storage cupboard.

Bathroom



A white suite to comprise panelled bath, wash hand basin and a low level wc unit. Tiled walls

and floor, an electric shower unit over the bath and a chrome heated towel rail.

Outside



To the front of the property is a dropped kerb giving access to decorative wrought iron gates allowing off street parking for possibly two vehicles. To the rear of the property is a garden laid mainly to paved patio with stocked flower beds, two brick built storage sheds, outside tap and exterior lighting.

Outbuilding



At the rear of the property is an outbuilding which has electricity supplied and is insulated lending itself to a number of opportunities for perhaps an office, ideally suited to the person that may work from home, a play area or indeed an entertainment bar

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

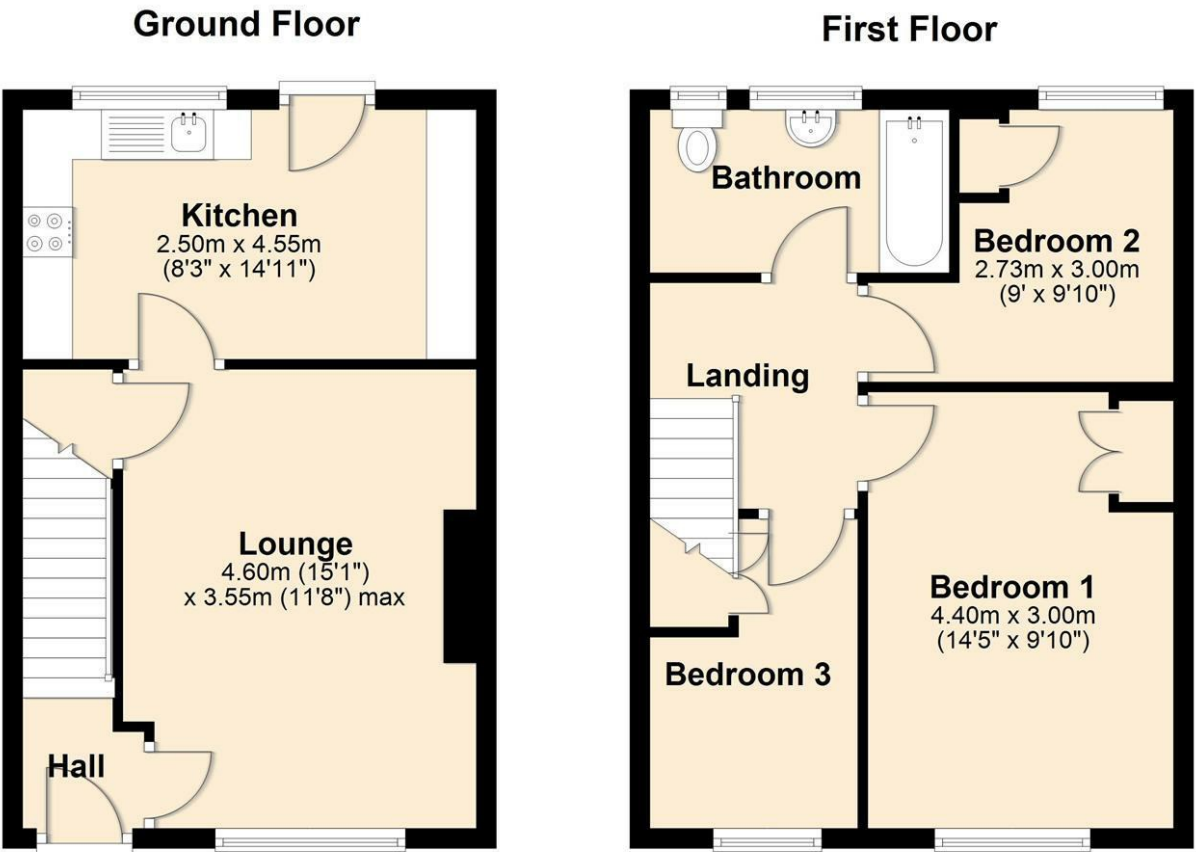
Coalfield or Mining Area -No

Planning -No

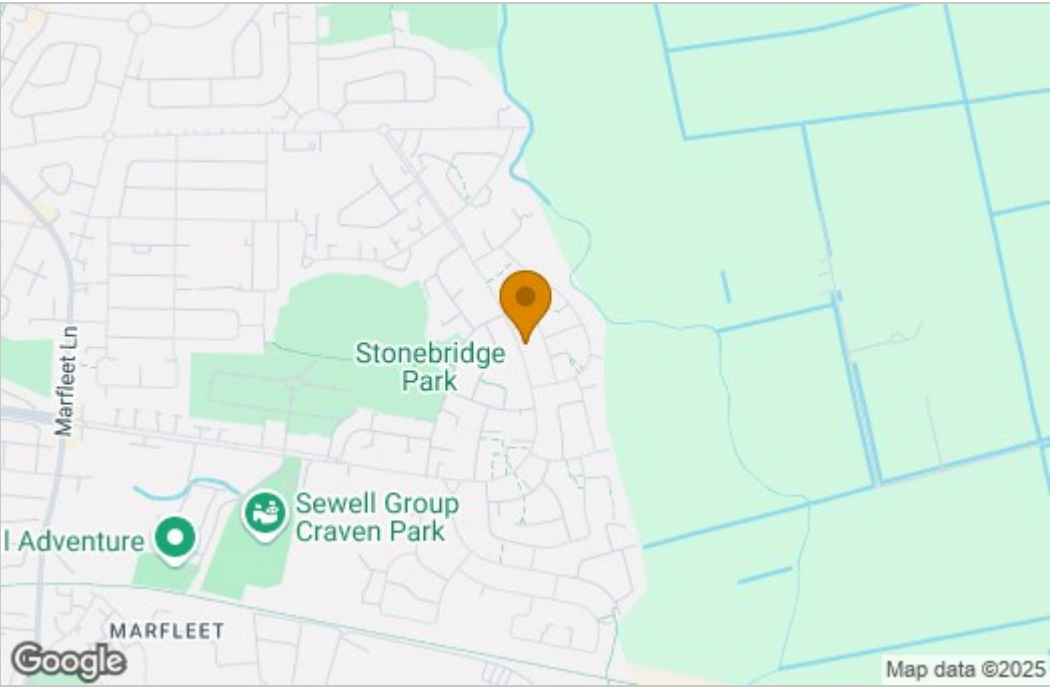
Whitakers Estate Agent Declaration:

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.

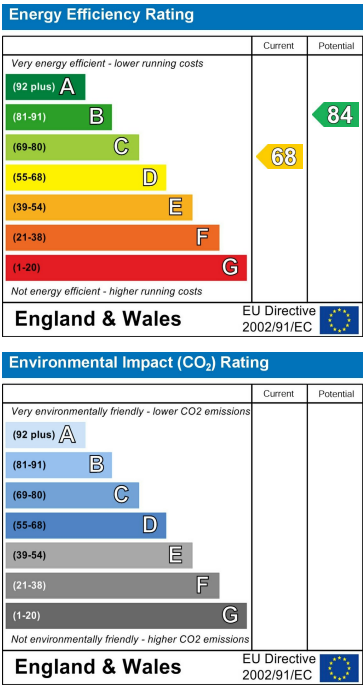
Floor Plan



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.