

Whitakers

Estate Agents



74 Mast Drive, Hull, HU9 1ST

Offers Over £160,000

A fabulous opportunity for the first time buyer and the busy professional, this modern style semi detached house is situated on the ever popular and sought after Victoria Dock Village development. The accommodation briefly comprises entrance hall, lounge, newly fitted fitted dining kitchen, two first floor bedrooms and a newly fitted bathroom and has gas central heating to radiators and double glazing. Set within pleasant gardens of good proportion with a side driveway to accommodate off street parking for a number of vehicles, the property enjoys a location with immediate access to the A63 and the M62 corridor, a stroll into the City centre and all of its excellent amenities and easy reach of the East Coast.

Internal inspections are welcome.

The accommodation comprises:

Entrance hall

Upvc double glazed entrance door, gas central heating radiator. Leads to:

Lounge 12'11" x 12'11" (3.94 x 3.96)

Upvc double glazed window, gas central heating radiator, coved ceiling, under stairs storage cupboard and staircase to the landing off.

Dining kitchen 8'3" x 12'11" (2.52 x 3.96)

Upvc double glazed window and double doors leading to the gardens, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and tiled splash backs, one and a half bowled stainless steel sink unit with a mixer tap, plumbing for an automatic washing machine, split level oven and hob, concealed gas central heating boiler, and laminate flooring.

Landing

Upvc double glazed window. Leads to:

Bedroom 1 10'2" x 12'11" (3.10 x 3.96)

Upvc double glazed window, gas central heating radiator, coved ceiling and an airing cupboard housing the hot water cylinder.

Bedroom 2 11'2" x 7'3" (3.42 x 2.22)

Upvc double glazed window, gas central heating radiator, coved ceiling and access to the loft space.

Bathroom

Upvc double glazed window, towel rail gas central heating radiator, fully tiled and fitted with a fitted with a new three piece suite comprising panelled bath with a shower over and a shower screen , pedestal wash basin and a low flush WC, down lighters and an extractor fan.

Gardens

To the front of the property there is a lawned garden and a side drive. Beyond is a further good sized garden with fencing to the surround.

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 tile

Conservation Area - No

Flood Risk - Very low

Mobile Coverage/Signal - EE, Vodafone, Three and O2

Broadband - Basic 6 Mbps Ultrafast 10000 Mbps

Coastal Erosion - Not applicable

Coalfield or Mining Area - Not applicable

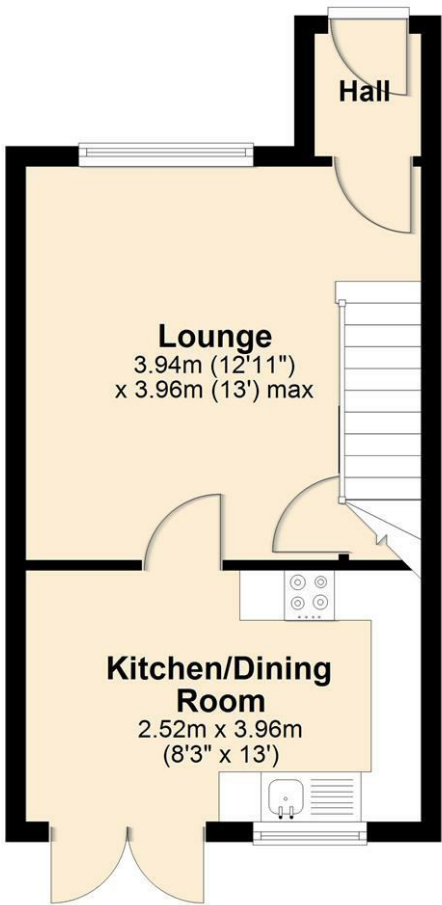
Planning - Not applicable

Whitakers Estate Agent Declaration:

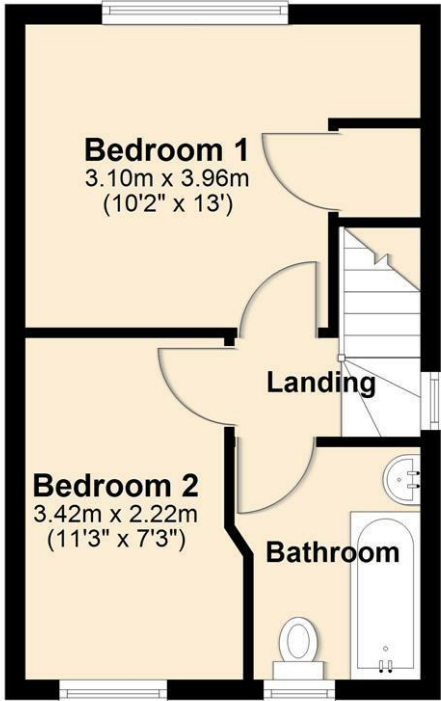
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Floor Plan

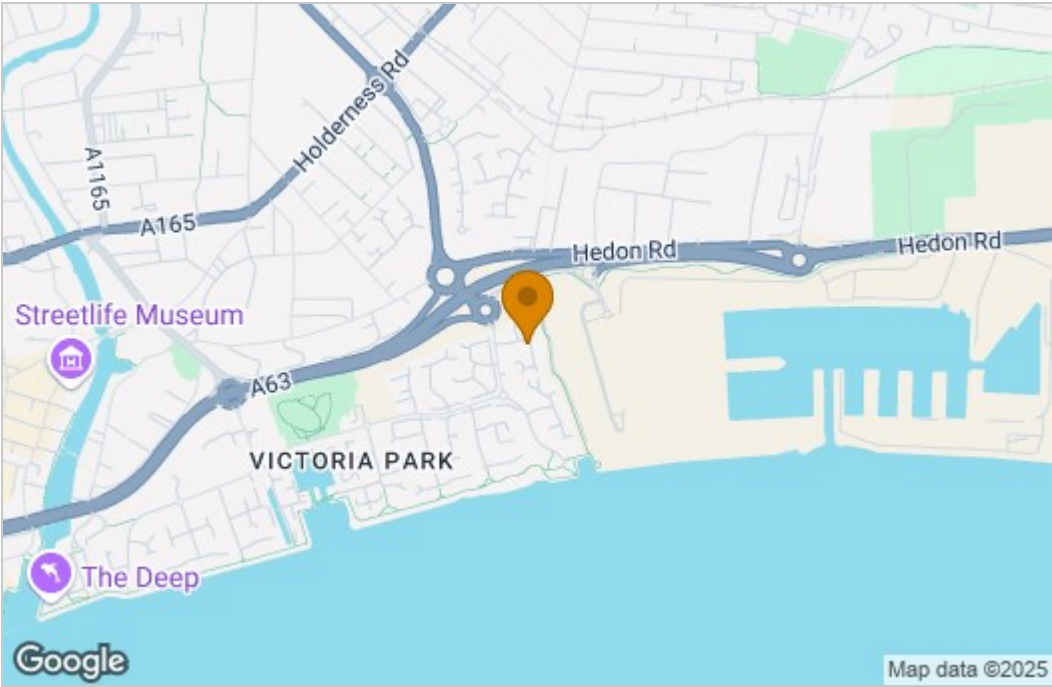
Ground Floor



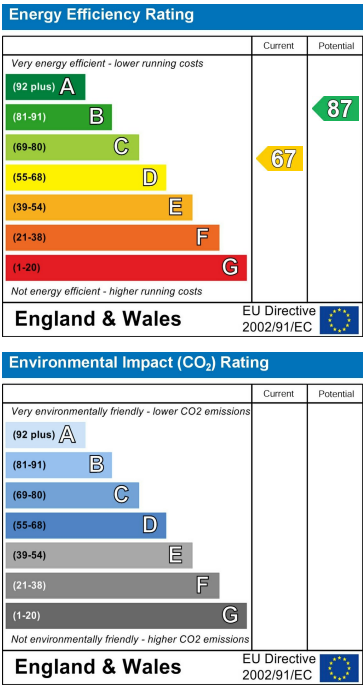
First Floor



Area Map



Energy Efficiency Graph



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