

# Whitakers

Estate Agents



**9 Watt Street, Hull, HU9 3BN**

**Asking Price £190,000**

Beautifully presented, this traditional style semi detached house represents a lovely home for the growing family unit and is situated just a stroll away from all of the fabulous shopping, leisure and transport amenities that Holderness Road has to offer.

The accommodation briefly comprises entrance hall, lounge, dining room, fitted breakfast kitchen with appliances, three bedrooms of good proportion and a bathroom and has the expected gas central heating system to radiators, double glazing and the added bonus of under floor heating to the kitchen and bathroom. With off road car parking amenities to the front and a pleasant garden to the rear, internal inspection will certainly not disappoint and viewings are most welcome.

## The Accommodation Comprises

### Ground Floor

#### Open Porch

#### Entrance Hall



Attractive Karndean flooring, radiator, window to the side aspect and staircase off.

#### Lounge



Plus a round bay window to the front aspect, Karndean flooring and a radiator. Opens to;

#### Dining Room



Karndean flooring continues, window to the rear aspect, a radiator and a useful under stairs storage cupboard.

#### Kitchen



A lovely range of fitted floor units with kickboard lighting and wall units with contrasting preparation surfaces having an inset ceramic one and a half bowl sink unit with mixer tap. There is a matching breakfast bar, tiled floor with under floor heating, windows to the side and rear aspects, spotlights to the ceiling and integrated appliances include a microwave oven, an electric oven, five ring gas

hob, stainless steel over head extractor canopy, automatic washing machine, condensing dryer, fridge freezer and a dish washer.

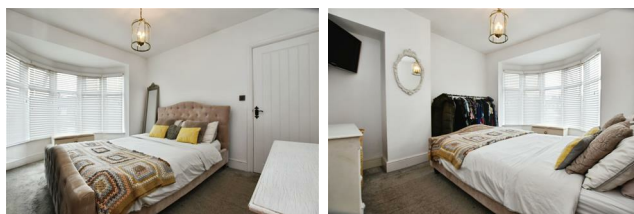
### First Floor

#### Landing



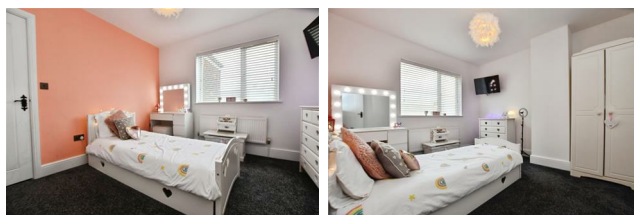
Window to the side aspect and gives access to;

#### Bedroom One



Plus a round bay window to the front aspect and a radiator.

#### Bedroom Two



Window to the rear aspect and a radiator.

#### Bedroom Three



Window to the rear aspect and a radiator



## Bathroom



A white suite to comprise panelled shower bath, wash hand basin and a dual flush low level wc within a vanity unit Tiled walls and tiled floor with under floor heating, spotlights to the ceiling, a shaver socket, extractor fan and there is a shower unit over the bath with a shower screen to the bath side.

## Outside



To the front of the property is a dropped kerbside allowing off street parking amenities and to the rear a garden which is laid to patio areas, a gardens shed, outside tap and outside security lighting.

## Tenure

The Tenure of this property is Freehold.

## Council Tax Band

Local Authority - Kingston-Upon-Hull.

Council Tax Band 'B'.

## Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk -Very Low

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

Broadband -Basic 6 Mbps Ultrafast 10000 Mbps

Coastal Erosion -No

Coalfield or Mining Area -No

Planning -No

## 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.

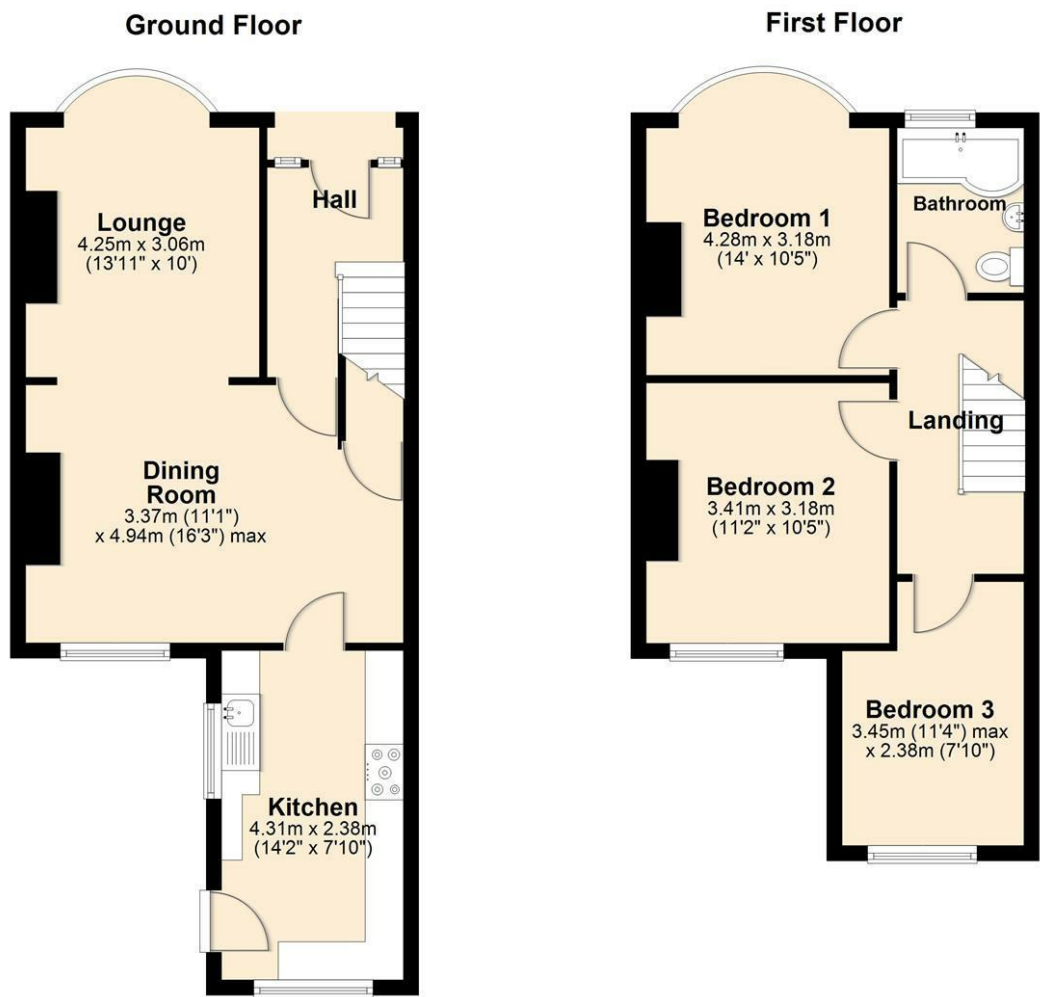
## Free Market Appraisals/Valuations

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.

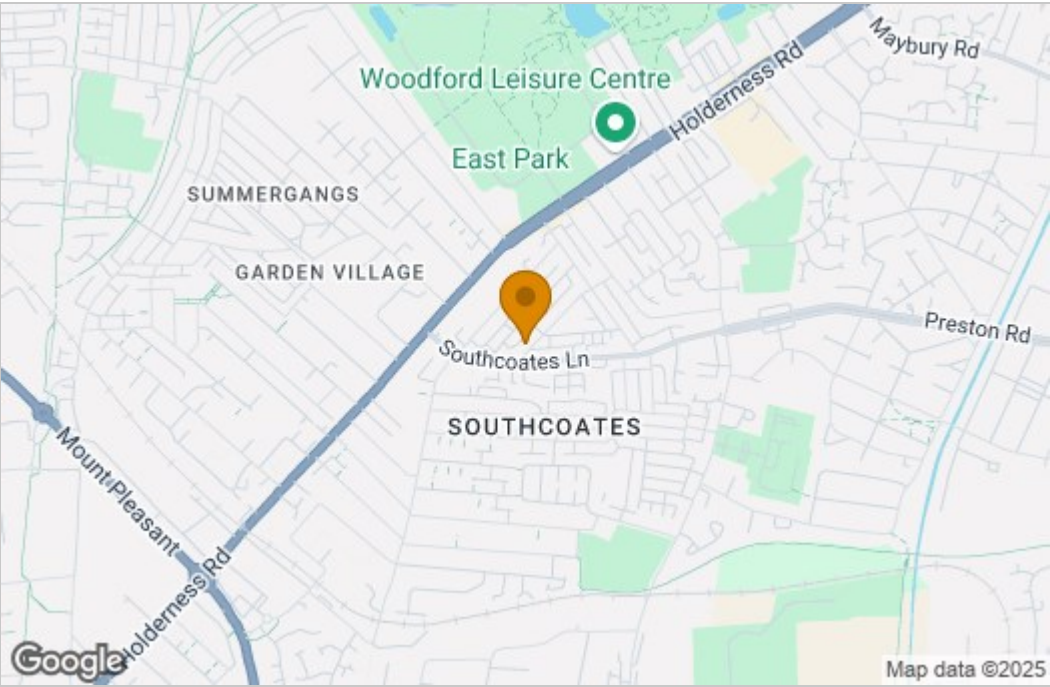
## Whitakers Estate Agent Declaration:

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.

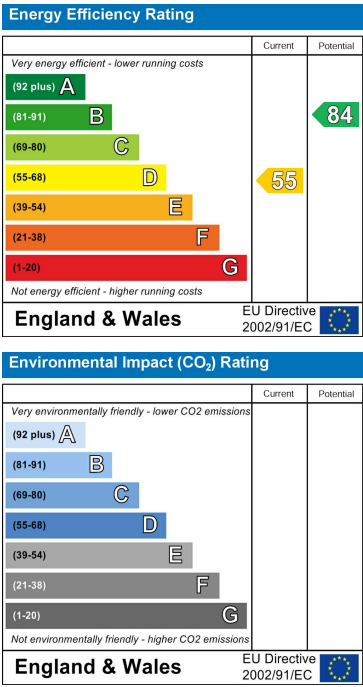
Floor Plan



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.