

Whitakers

Estate Agents



173 Steynburg Street, Hull, HU9 2PG

Guide price £120,000

*** GUIDE PRICE £120,000 - £130,000 ***

A FABULOUS OPPORTUNITY FOR THE GROWING FAMILY UNIT LOOKING FOR THAT LITTLE BIT OF EXTRA ROOM WITH THE BENEFIT OF THREE BEDROOMS, A LOFT AREA, GARDENS OF GOOD PROPORTION AND A GARAGE.

The accommodation briefly comprises entrance hall, lounge, through to a dining room, ground floor bathroom with contemporary suite, fitted kitchen with appliances, three first floor bedrooms and a fixed staircase to a loft area which lends itself to a number of uses. Having gas central heating to radiators and double glazing, the property is situated to the East of the City, handy placed for local shops and schools and East Park and the Woodford leisure centre. Internal inspections are encouraged.

Entrance Hall

With a radiator and staircase off.

Lounge



Window to the front aspect, attractive laminate flooring, a radiator, Adam style fire surround with marble effect back and hearth incorporating a pebble effect built in gas fire and a feature archway leading to;

Dining Room



Laminate flooring continues, there is a radiator and a useful under stairs storage cupboard.

Utility Area

With built in storage cupboards and giving access to;

Ground Floor Bathroom



A contemporary suite in white to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Tiled walls, spotlights to the ceiling, a chrome heated towel rail and a plumbed shower unit over the bath with a shower screen to the bath side.

Kitchen



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Tiled walls, window to the rear aspect and integrated appliances include an electric oven and grill, four ring gas hob and an over head extractor canopy.

First Floor

Bedroom One



Window to the front aspect, fitted wardrobes with dressing table unit and drawers and there is a radiator.

Tenure

This property is freehold

Council Tax

Hull City Council - band A

Loft Area



Accessible via a fixed staircase off bedroom one and having a "Velux" style window and roof storage voids.

Bedroom Two



Window to the rear aspect, a radiator and fitted wardrobes.

Bedroom Three



Window to the rear aspect and radiator.

Gardens



There are gardens of good proportion to the front and rear of the property

Garage



There is a concrete sectional garage with up and over vehicular door and side personnel door, accessible via a tenfoot to the rear of the property.

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 7 Mbps Ultrafast 10000 Mbps

Coastal Erosion - No

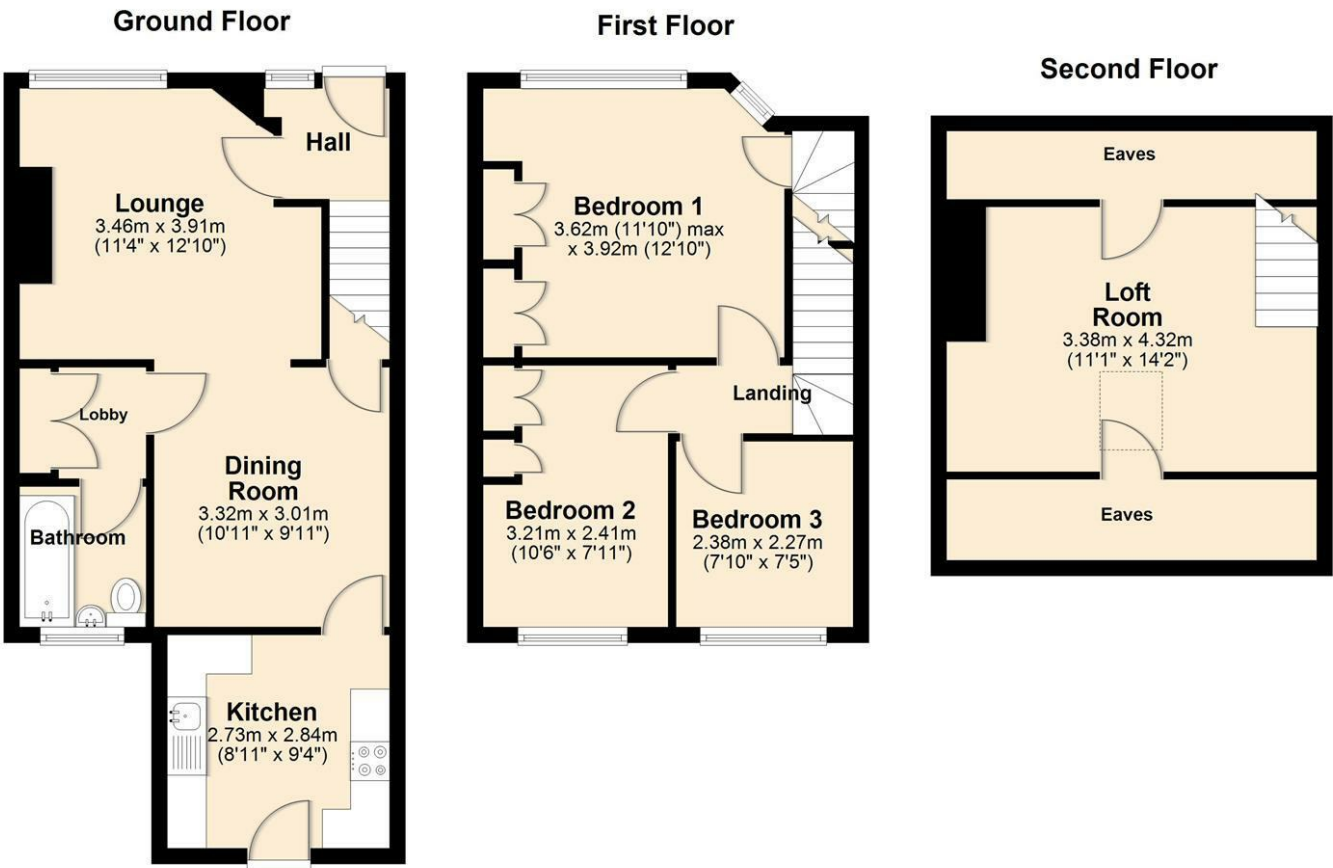
Coalfield or Mining Area -No

Planning -No

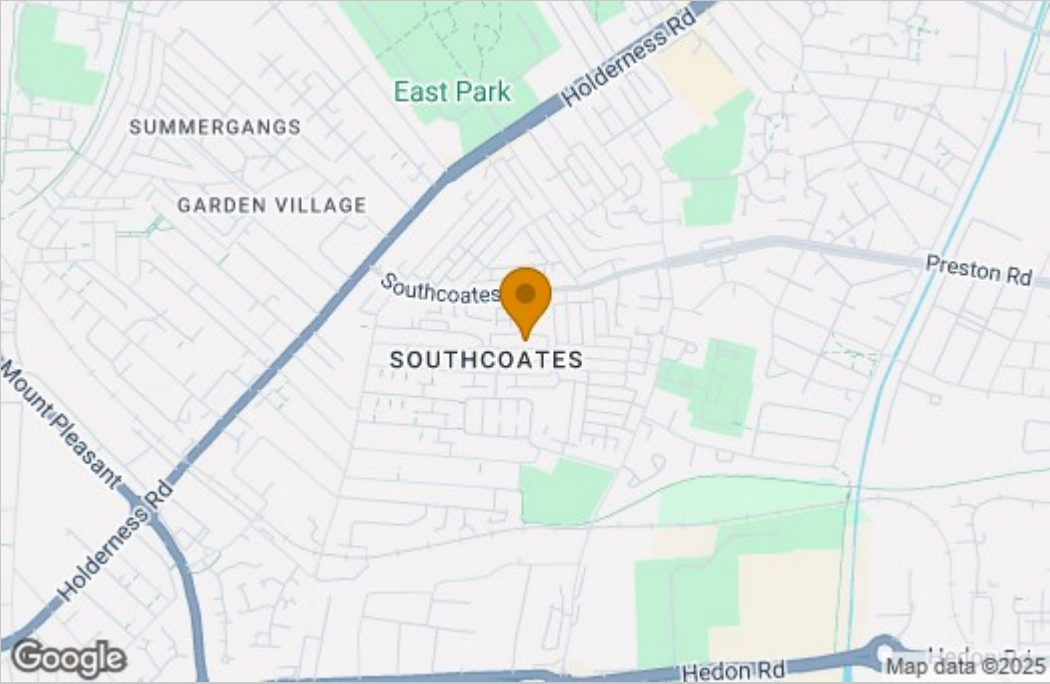
Whitakers Estate Agent Declaration:

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.

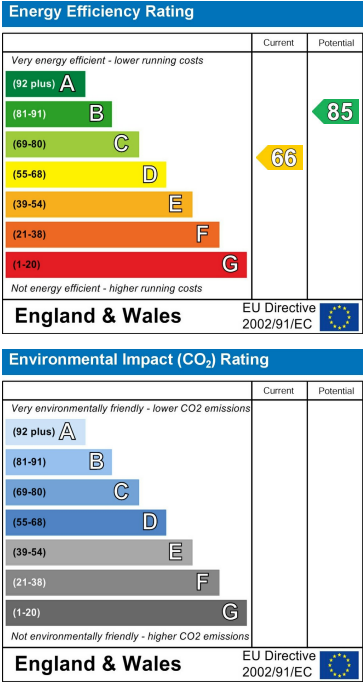
Floor Plan



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.