

Whitakers

Estate Agents



3 Watford Walk, Hull, HU9 5ED

Offers Around £90,000

We are delighted to offer this three bedroom mid-terrace house, selling with vacant possession

The property has extensive front and rear gardens.

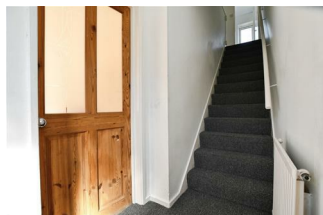
Situated in a quiet residential position with local schools, amenities and local transport links in walking distance.

Briefly- entrance hall, lounge, kitchen/dining and to the 1st floor, three spacious bedrooms and the family bathroom.

We encourage early viewings!

The accommodation comprises of

Entrance Hall



Via a uPVC double glazed door, radiator, carpeted flooring and staircase off.

Lounge 14'11 x 13'3 (4.55m x 4.04m)



The spacious lounge has a focal fireplace, under stairs cupboard, laminate flooring and radiator, a uPVC double glazed window to the front aspect.

Kitchen/Dining 8'3 x 16'8 (2.51m x 5.08m)



The kitchen has a range of base and wall units with contrasting work surfaces, breakfast bar seating area, sink/drainage and plumbing for an automatic washing machine, a built in electric oven with four ring gas hob and space for a fridge freezer, uPVC double glazed window to the rear aspect with the uPVC back door leading into the rear garden.

First floor landing



Carpeted flooring, with access to the loft.

Bedroom One 13'1 x 11'2 (3.99m x 3.40m)



The spacious bedroom has a uPVC double glazed window to the front aspect, fitted wardrobes, radiator and carpeted flooring.

Bedroom Two 9'6 x 11'2 (2.90m x 3.40m)



With a uPVC double glazed window and radiator, with laid laminate flooring.

Bedroom Three 10' x 7'3 (3.05m x 2.21m)



The third bedroom has carpet flooring, a radiator and uPVC double glazed window to the front aspect.

Bathroom



The bathroom has a white suite with panel bath with electric shower, a low level wc and a pedestal wash hand basin, a uPVC double glazed windows to the rear aspect and radiator, partial tiled walls.

Gardens



To the front of the house there is a large sized lawn garden with path and low level timber fence boundaries.

To the rear of the house there is a generous lawn garden with a brick laid patio area, brick storage sheds and a high level timber fence forms the boundaries.

Tenure

The property is Freehold

Council Tax

Band A

Kingston upon Hull City Council

EPC

EPC Awaited

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 - High

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

Broadband - Basic 5 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

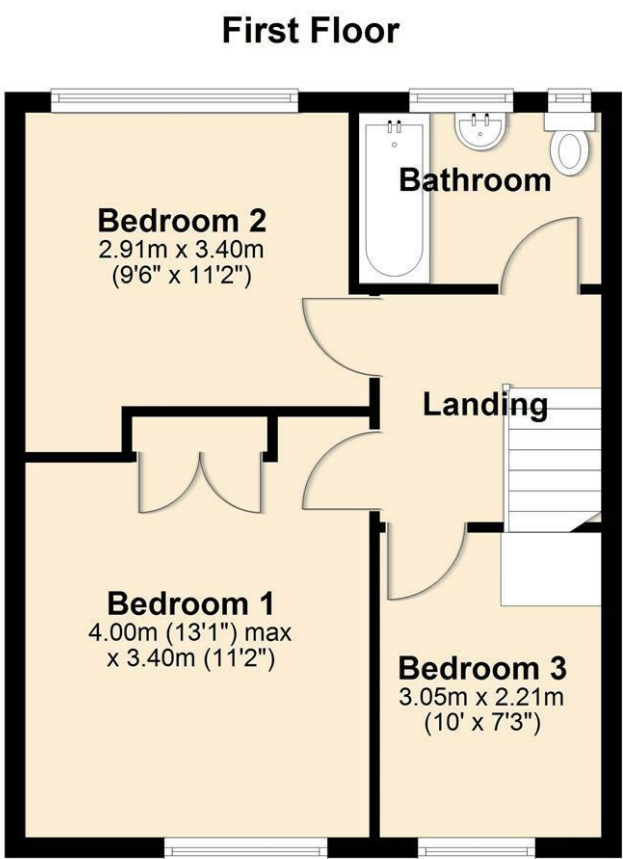
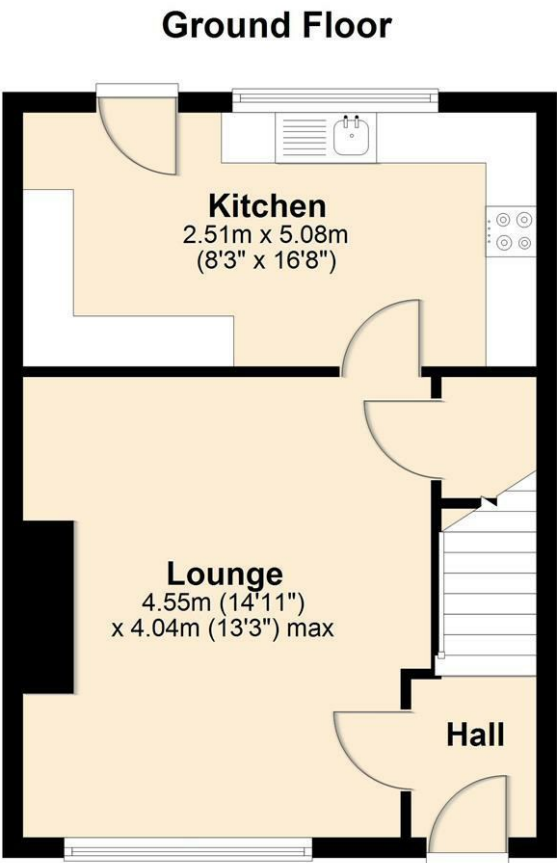
Coalfield or Mining Area - No

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.

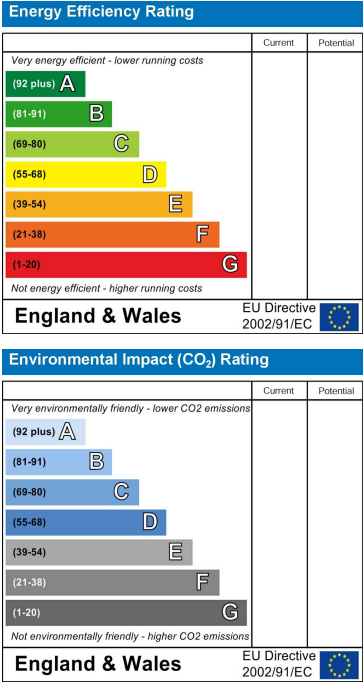
Floor Plan



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.