

Whitakers

Estate Agents



106 Danube Road, Hull, HU5 5UR

£125,000

This well presented two bedroom mid-terrace property is located on a popular residential location off the well connected Willerby Road which is also renowned for hosting an abundance of local amenities.

Briefly comprising entrance lobby leading to the lounge, fitted kitchen and conservatory with French opening to the rear garden on the ground floor. The first floor boasts two good bedrooms and a bathroom furnished with a three-piece suite.

Externally there is a neat low maintenance garden to the front which is enclosed to the perimeter by brick walling. The rear garden is partly laid to lawn with well stocked borders and patio seating areas. A block paved path leads to the detached garage and gated access to the rear-ten foot.

Taken together, the accommodation on offer is ideal for the first time buyer seeking to make their initial step onto the property ladder, or the investor seeking to increase their portfolio with an asset they can introduce to the lettings market with immediate effect upon completion.

Early viewings are advised.

The Accommodation Comprises

Ground Floor

Entrance Lobby

UPVC double glazed door and carpeted flooring.
Leading to:

Lounge



UPVC double glazed bay window, UPVC double glazed window, central heating radiator, wall mounted electric fire, under stairs storage cupboard and hardwood flooring.

Kitchen



UPVC double glazed window, laminate flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap, integrated oven with hob and hood above and plumbed for an automatic washing machine.

Conservatory



UPVC double glazed French doors with side windows, central heating radiator and laminate flooring.

First Floor

Landing

With access to the loft hatch and carpeted flooring. Leading to:

Bedroom One



UPVC double glazed bay window, UPVC double glazed window, central heating radiator, over stairs storage cupboard and hardwood flooring.

Bedroom Two



UPVC double glazed window, central heating radiator and laminate flooring.

Bathroom



UPVC double glazed window, central heating radiator, fully tiled and fitted with a three piece suite comprising panelled bath with mixer tap, pedestal sink with mixer tap and low flush W.C.

External



Externally there is a neat low maintenance garden to the front which is enclosed to the

perimeter by brick walling. The rear garden is partly laid to lawn with well stocked borders and patio seating areas. A block paved path leads to the detached garage and gated access to the rear-ten foot.

Tenure

The property is held under Leasehold tenureship.

Council Tax Band

Council Tax band - A

Local Authority - Kingston-upon-hull (city And County Of)

EPC Rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 3 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - 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 sale 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

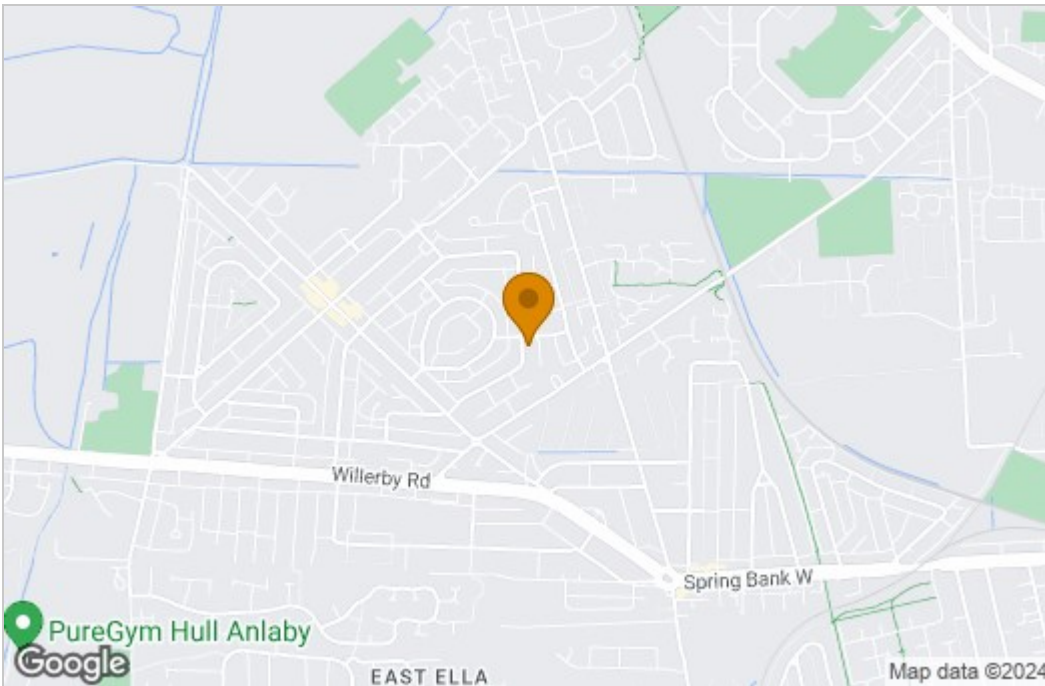
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Floor Plan

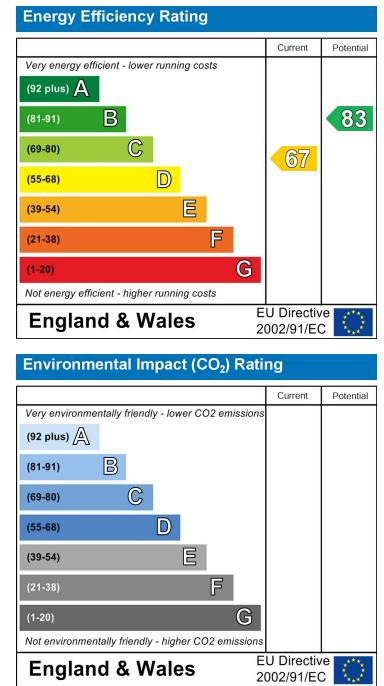


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.