

Whitakers

Estate Agents



105 Manor Way, Hull, HU10 6TN

£169,950

This immaculate end-terrace property has recently been refurbished throughout and would make an ideal home for the growing family seeking to reside within the Anlaby village to take advantage of the abundance of local amenities and leisure facilities whilst remaining in the catchment of well-regarded schools.

Briefly comprising entrance hall, spacious lounge and fitted open plan kitchen / diner to the ground floor, there are two double bedrooms, third bedroom and bathroom suite furnished with a three-piece suite to the first floor.

Externally there is a lawned garden to the front which is enclosed by wrought iron fencing. A shared side access leads to the gate that opens to the rear garden: partly laid to lawn with patio seating area and fencing to the surround. The residence also benefits from having a brick-built outhouse and wooden storage shed.

Viewing at the earliest convenience is recommended to avoid disappointment.

The Accommodation Comprises

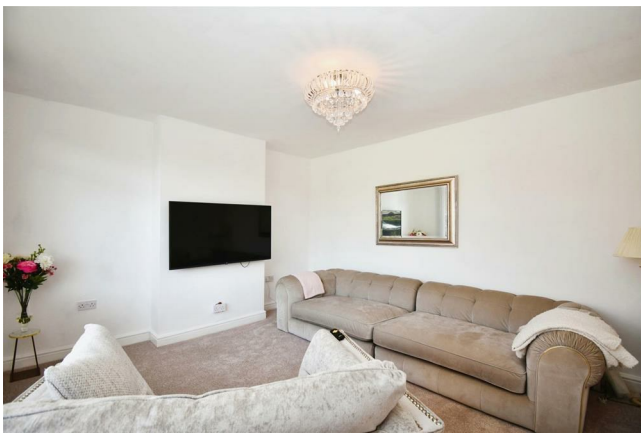
Ground Floor

Entrance Hall



UPVC double glazed door with side windows, central heating radiator, under stairs storage cupboard and tiled effect laminate flooring.

Lounge 11'4" x 13'5" (3.46 x 4.10)



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

Kitchen / Diner 8'8" x 20'4" (2.66 x 6.20)



UPVC double glazed door, UPVC double glazed patio doors, UPVC window, stained glass window, central heating radiator, tiled effect laminate flooring and fitted with a range of floor and eye level units, two contemporary worktops, sink with mixer tap, integrated oven with hob and hood above and plumbed for an automatic washing machine and dishwasher.

First Floor

Lading

With access to the loft hatch and carpeted flooring.

Bedroom One 12'0" x 14'6" (3.66 x 4.42)



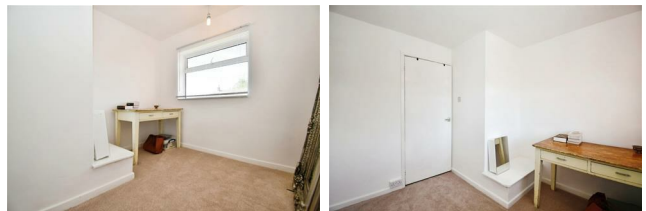
UPVC double glazed window, central heating radiator and carpeted flooring.

Bedroom Two 8'9" x 10'5" (2.67 x 3.18)



UPVC double glazed window, central heating radiator, built in cupboard and wardrobe and carpeted flooring.

Bedroom Three 9'0" x 8'8" maximum (2.75 x 2.66 maximum)



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

Bathroom



Two UPVC double glazed windows, central heating radiator, partly tiled with laminate flooring and fitted with a three-piece suite comprising panelled bath with mixer tap and shower with additional waterfall shower, pedestal sink with dual taps and low flush W.C.

External



Externally there is a lawned garden to the front which is enclosed by wrought iron fencing. A shared side access leads to the gate that opens to the rear garden: partly laid to lawn with patio seating area and fencing to the surround. The residence also benefits from having a brick-built outhouse and wooden storage shed.

Tenure

The property is held under Freehold tenureship

Council Tax Band

Council Tax band - A

Local Authority - East Riding Of Yorkshire

EPC Rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE / Vodafone / Three

/ O2

Broadband - Basic 9 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

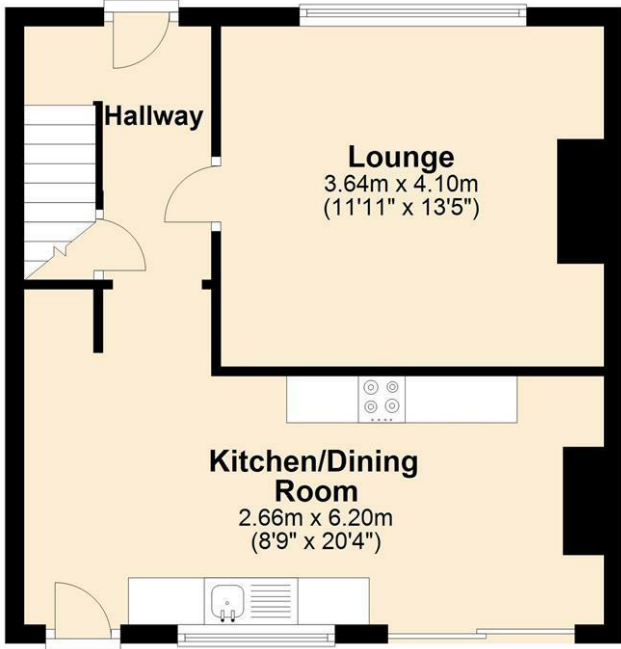
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

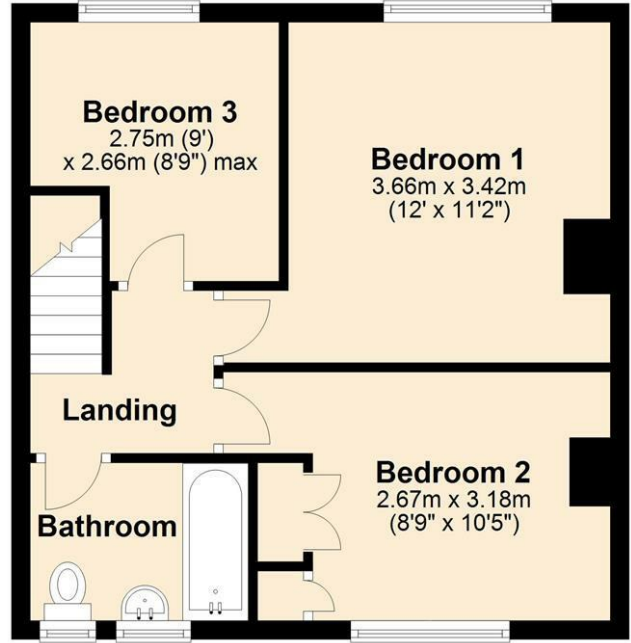
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Floor Plan

Ground Floor



First Floor



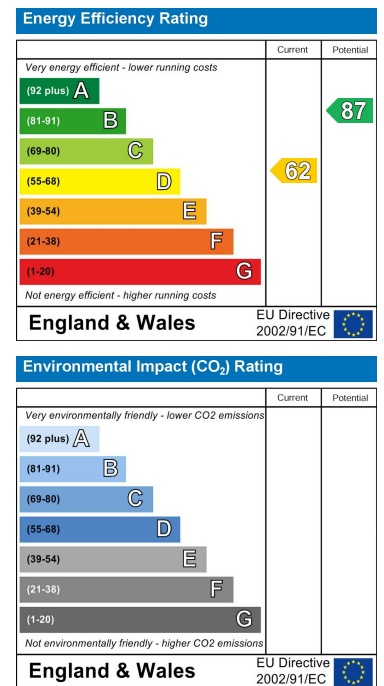
Total area: approx. 79.1 sq. metres (851.1 sq. feet)

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.