

Whitakers

Estate Agents



73 Danube Road, Hull, HU5 5UR

£132,500

** NO ONWARD CHAIN **

Whitakers Estate Agent are pleased to introduce this end-terrace property which has recently been refurbished to a high standard throughout and occupies a substantial corner plot on Danube Road – a location that is well connected by highly accessible transport links and surrounded by local amenities, making it popular with first buyers and investors.

The main features include: entrance hall leading to the open plan lounge / dining room, fitted kitchen incorporating recently fitted appliances and rear lobby with cloakroom to the ground floor. The first floor boasts a landing space with access to the loft hatch, two double bedrooms and a bathroom suite furnished with a three-piece suite.

Externally the property occupies a corner plot which affords the occupier additional land compared to neighbouring properties. There is a low maintenance garden and side drive to the front which accommodates off-street parking and a partly lawned garden with gravelled areas and wooden decking area to the rear. The residence also benefits from having a brick-built storage shed with access to lighting / power and further off-street parking to the side of the house behind the double gates.

A internal inspection is recommended to truly appreciate the accommodation on offer.

The Accommodation Comprises

Ground Floor

Entrance Hall

UPVC double glazed door, central heating radiator and laminate flooring. Leading to:

Lounge 13'3" x 11'1" (4.06 x 3.38)



UPVC double glazed window, central heating radiator, wall mounted electric fire, understairs storage cupboard and laminate flooring.

Dining Room 6'4" x 13'8" (1.95 x 4.19)

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

Kitchen 7'11" x 15'0" maximum (2.43 x 4.58 maximum)



UPVC double glazed window, central heating radiator, cushion effect laminate flooring and fitted with a range of white floor and eye level units, contemporary worktop with splashback tiles above, breakfast bar and a host of integrated appliances including : recently fitted oven with hob and hood above, fridge-freezer, washer / dryer and recently fitted dish-washer.

W.C.



UPVC double glazed window, mosaic tiled with cushion effect laminate flooring and fitted with a two-piece suite comprising wash basin with mixer tap and low flush W.C.

First Floor

Landing

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

Bedroom One 10'2" x 11'0" (3.10 x 3.37)



Two UPVC double glazed windows, central heating radiator, fitted wardrobes and carpeted flooring.

Bedroom Two 9'7" x 8'3" (2.94 x 2.54)



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

Bathroom



UPVC double glazed window, central heating radiator, fully tiled and fitted with a three-piece suite comprising panelled bath with mixer tap / shower, wash basin with mixer tap and low flush W.C.

External



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Tenure

The property is held under Leasehold tenureship

Council Tax Band

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

Local authority reference number - 00030392007305

Council Tax band - A

EPC Rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - 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

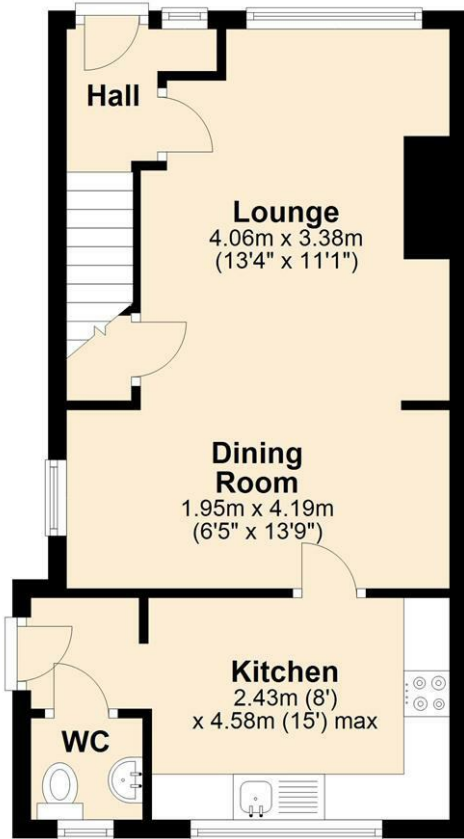
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

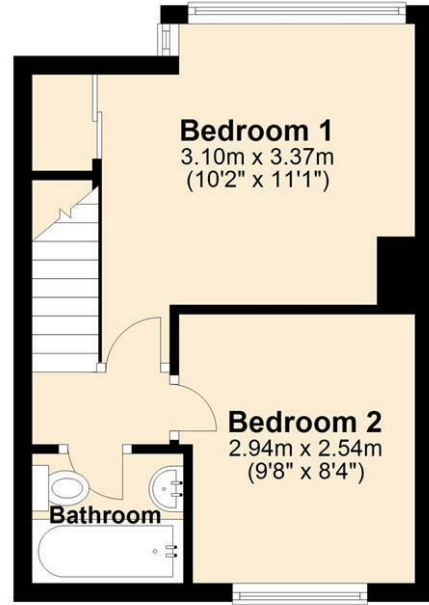
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Floor Plan

Ground Floor

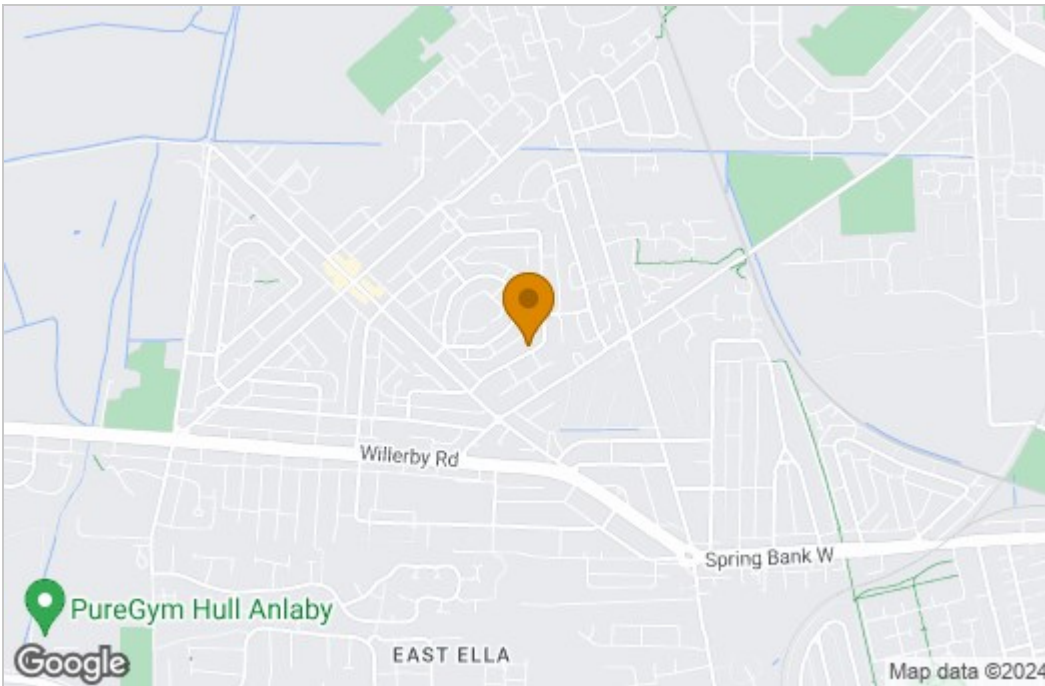


First Floor

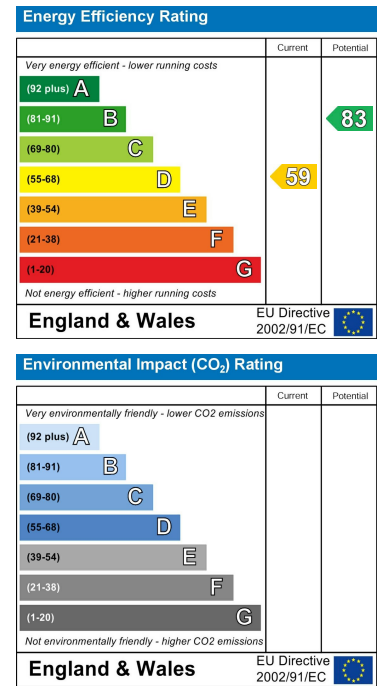


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.