

Whitakers

Estate Agents



123 The Queensway

, Hull, HU6 9BJ

Asking Price £115,000



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Accommodation Comprises

Entrance

UPVC double glazed door.

Hallway

Radiator and laminate flooring.

WC

UPVC double glazed window, low flush WC and corner sink.

Lounge

13'9 x 13'2 max (4.19m x 4.01m max)

UPVC double glazed window, focal point with wood surround and radiator.

Dining Room

9'8 x 7'9 (2.95m x 2.36m)

UPVC double glazed window and radiator.

Kitchen

9'6 x 8'1 (2.90m x 2.46m)

UPVC double glazed door and window. A range of base, wall and drawer units with worktops above and splash back tiles. Sink unit with mixer tap.

First Floor Landing

UPVC double glazed window and loft hatch.

Bedroom One

12'2 x 10'0 max (3.71m x 3.05m max)

UPVC double glazed window, radiator and laminated flooring.

Bedroom Two

11'4 x 10'0 max (3.45m x 3.05m max)

UPVC double glazed window, radiator and laminated flooring.

Bedroom Three

7'9 x 6'7 (2.36m x 2.01m)

UPVC double glazed window, radiator and laminated flooring.

Bathroom

UPVC double glazed window, panelled bath, electric shower, pedestal sink unit, low flush WC and radiator.

Externally

Externally to the front of the property is a low maintenance garden with side drive leading to the integral garage. The rear garden is enclosed to the boundary with a paved patio and the rest is laid to lawn.

Tenure

The property is freehold.

Council Tax Band

Band C

Material Information

Construction - Standard Construction

Conservation Area - No

Flood Risk - Low

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

Broadband - Ultrafast 1500 Mbps

Coastal Erosion - N/A

Additional products and services

Whitakers Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of

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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.

Disclaimer

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.

Other services

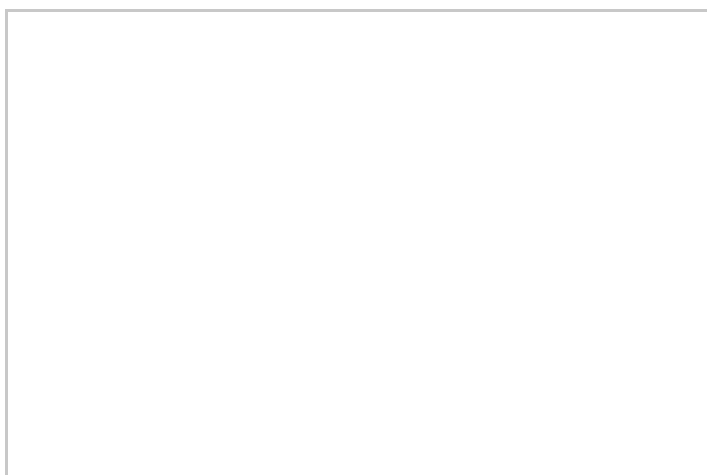
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Sales valuations

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.



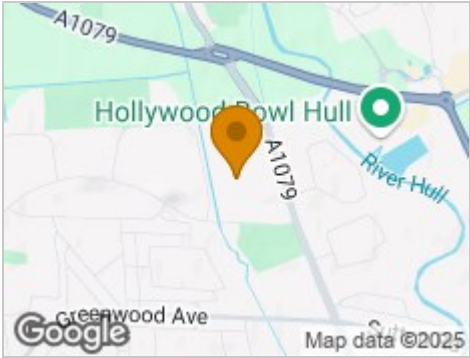
Road Map



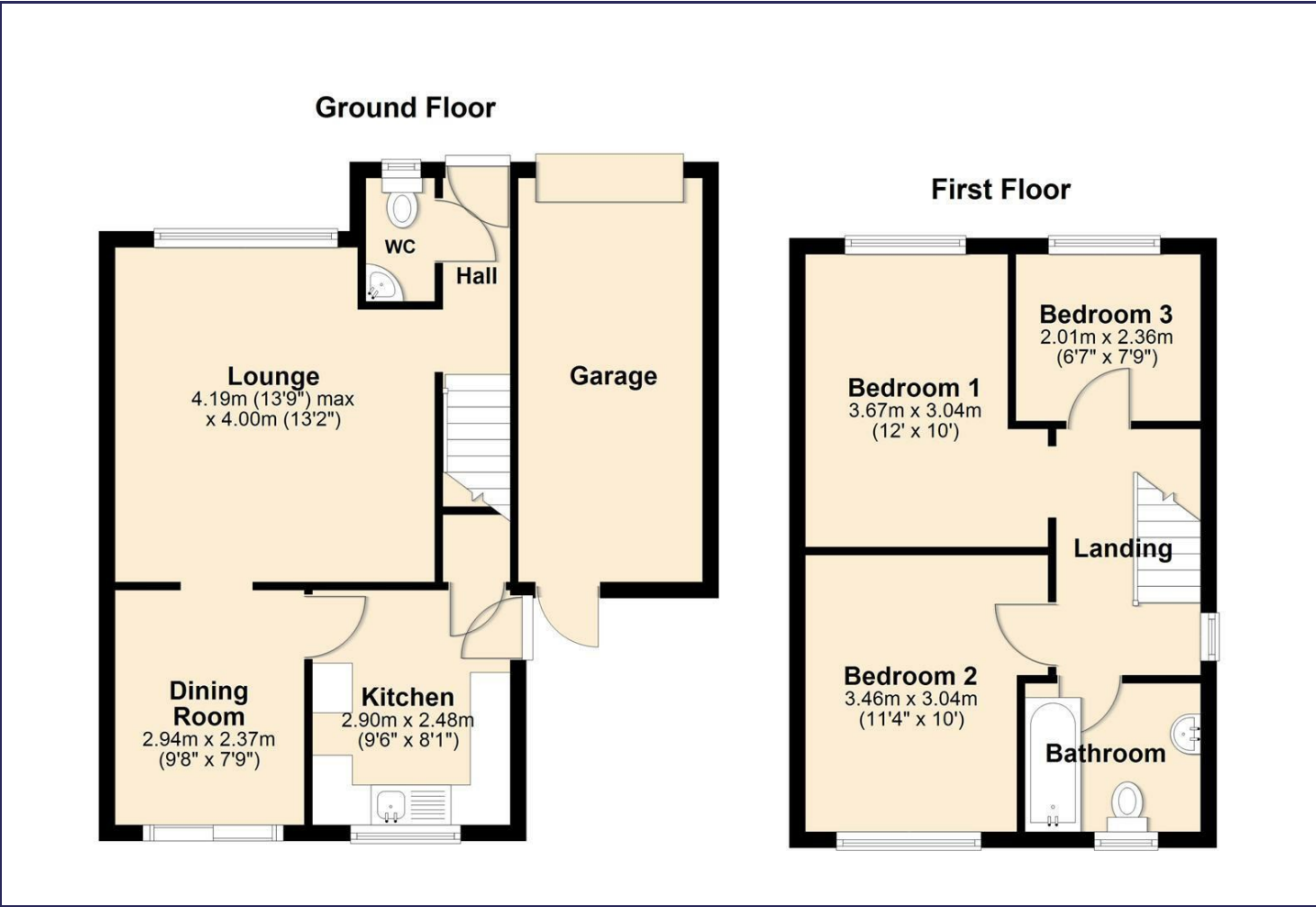
Hybrid Map



Terrain Map



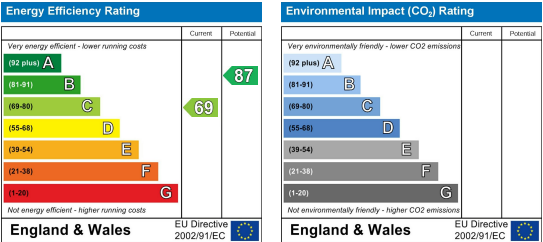
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

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.