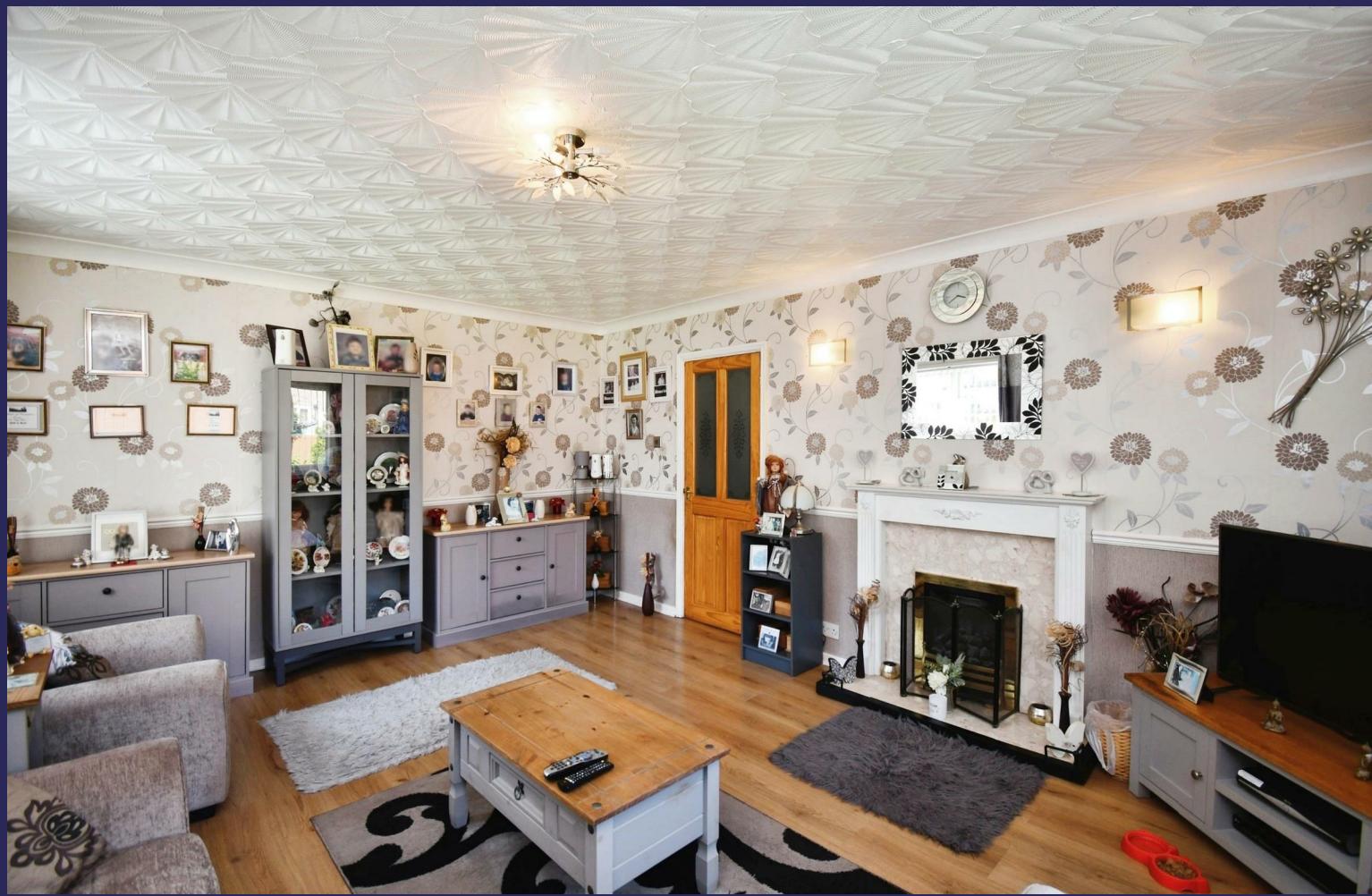


# Whitakers

Estate Agents



19 Netherton Road

, Hull, HU4 7JE

Offers In The Region Of £146,000



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## Accommodation Comprises

### Entrance Hall

Composite double glazed entrance door and side window, central heating radiator, dado rail, laminate flooring and staircase off.

### Cloakroom

Upvc double glazed window, central heating radiator, partially tiled and a low flush WC.

### Lounge

17'1" x 12'11" (5.22 x 3.96 )

Two Upvc double glazed windows, two central heating radiators, feature fireplace with a living flame gas fire, laminate flooring, coved ceiling and a dado rail.

### Dining Kitchen

5.65 x 3.18

Two Upvc double glazed windows and a rear entrance door, central heating radiator, fitted with a range of base, wall and drawer units with fitted work surfaces and a stainless steel single drainer sink unit with space for a free standing cooker, plumbed for an automatic washing machine, large storage cupboard and laminate flooring.

### Landing

Upvc double glazed window, central heating radiator, dado rail, storage cupboard and access to the loft space.

### Bedroom One

4.07 x 2.97

Two Upvc double glazed windows, central heating radiator, dado rail and laminate flooring.

### Bedroom Two

3.40 x 3.19

Upvc double glazed window, central heating radiator, laminate flooring and storage cupboard housing the gas central heating boiler.

### Bedroom Three

10'2" x 6'11" (3.10 x 2.12 )

Upvc double glazed window, central heating radiator, storage cupboard and a dado rail

### Bedroom Four

3.20 x 2.10

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

### Bathroom

Upvc double glazed window, towel rail central heating radiator, three piece bathroom suite comprising panelled bath with a mixer shower over, pedestal wash basin and a WC.

### External

At the front of the property there is a small garden. To the rear there is a large lawned garden with fencing to the surround.

### Tenure

The property is freehold.

### Council Tax

Council Tax Band 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 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.

#### 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.

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## Road Map



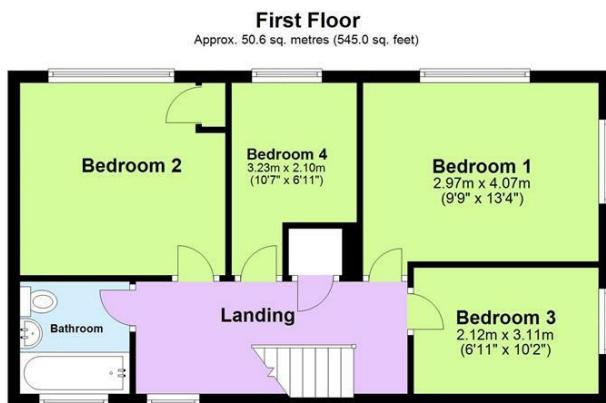
## Hybrid Map



## Terrain Map



## Floor Plan



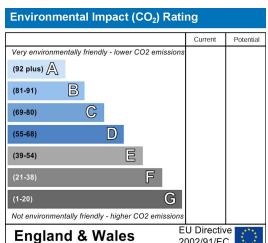
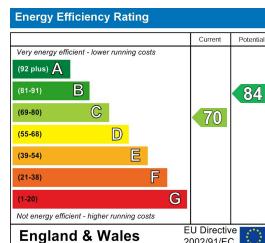
Total area: approx. 101.3 sq. metres (1090.5 sq. feet)

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

## 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.