

# Whitakers

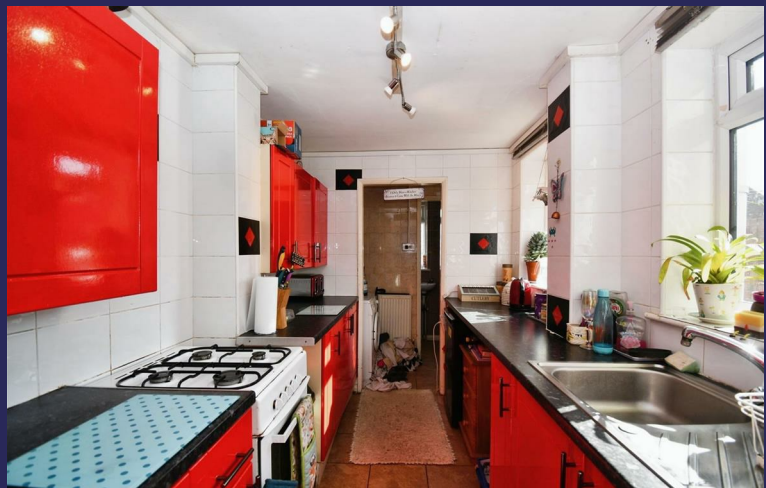
Estate Agents



103 Plane Street

, Hull, HU3 6BU

£95,000





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, Hull, HU3 6BU

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## The accommodation comprises

### Front external

Externally to the front aspect, there is an enclosed low maintenance courtyard with a gated shared side access leading to the back of the property.

### Ground floor

#### Porch

UPVC double glazed entrance door and tiled flooring. Wooden door opening to :

#### Entrance hall

Central heating radiator and laminate flooring. Leading to :

#### Lounge

10'9" x 11'2" (3.30 x 3.41 )

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

#### Dining room

10'11" x 11'9" (3.33 x 3.60 )

UPVC double glazed patio door opening to the rear garden, central heating radiator, under stairs storage cupboard and laminate flooring.

#### Kitchen

11'4" x 6'7" (3.46 x 2.02 )

Two UPVXC double glazed windows, tiled flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap, plumbing for a dishwasher and provision for a gas cooker.

#### Rear lobby

UPVC double glazed door to the rear garden, central heating radiator, tiled flooring and plumbed for a washing machine.

#### W.C.

UPVC double glazed window, fully tiled and furnished with a two-piece suite comprising wash basin with dual taps and low flush W.C.

## First floor

### First floor landing

UPVC double glazed window, fixed staircase to the second floor and carpeted flooring.

### Bedroom one

10'11" x 11'7" (3.35 x 3.55 )

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

### Bedroom two

10'11" x 11'7" (3.34 x 3.55 )

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

### Bathroom

UPVC double glazed window, central heating radiator, fully tiled with Lino flooring and furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with dual taps and low flush W.C.

## Second floor

### Second floor landing

With storage in the eaves and carpeted flooring. Leading to :

### Bedroom Three

12'8 x 8'6 (3.86m x 2.59m)

UPVC double glazed window, central heating radiator, storage in the eaves and carpeted flooring.

### Bedroom Four

9'6 x 7'11 (2.90m x 2.41m)

Roof style window, central heating radiator, and carpeted flooring.

### Rear external

The generously sized rear garden is mainly laid to lawn with a large patio seating area and fencing to the surround. A gate towards the end of the plot opens onto the vehicle

Tel: 01482 657657

accessible ten-foot and the residence also benefits from having a brick-built storage shed and an outside tap.

### Aerial view of the property / land boundary

### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 0004022501030A

Council Tax band - A

### EPC rating

EPC rating - E

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 17 Mbps / Ultrafast 10000 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

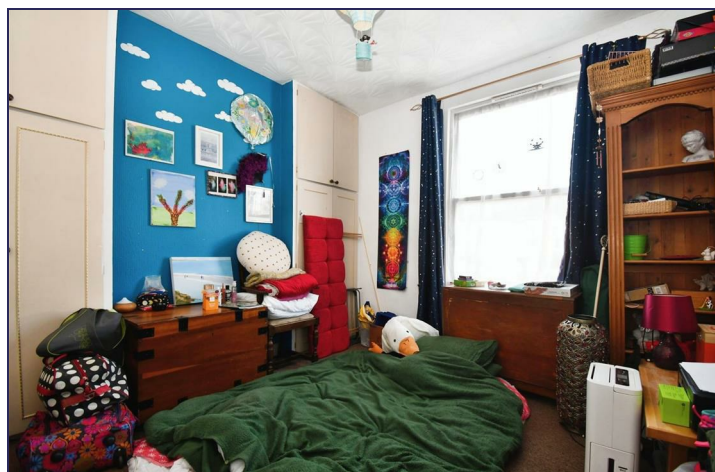
Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

### 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 guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.





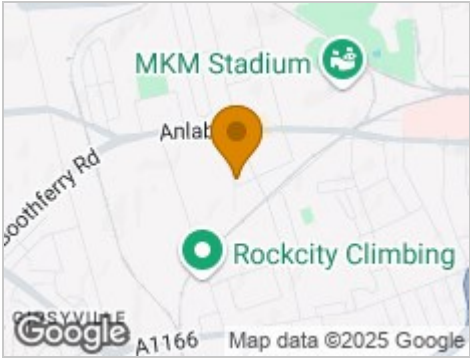
Road Map



Hybrid Map



Terrain Map



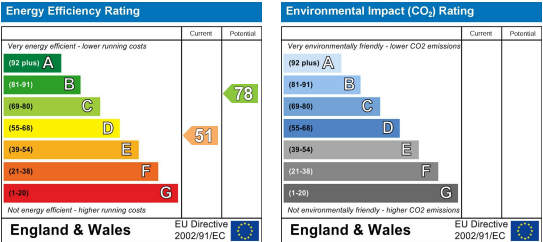
Floor Plan



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.