

Whitakers

Estate Agents



5 Stable Walk, Hull, HU3 6AD

£150,000

Whitakers Estate Agents are pleased to introduce this immaculate semi-detached property which is well-connected via Anlaby Road / Spring Bank West, and enjoys an outlook of open field to the front aspect.

The internal layout briefly comprises : hallway incorporating a cloakroom, fitted kitchen, and lounge with French doors to the rear garden. The first floor boasts two double bedrooms, and a bathroom furnished with a three-piece suite.

Externally to the front aspect there is a low maintenance courtyard enclosed by wrought iron fencing and boundary hedging. A side gate opens to the rear garden which is laid to lawn with faux grass, and complimented by a patio seating area. A further gate opens to the rear access with allocated parking.

Taken together, the accommodation would make an ideal step onto the property ladder for a first time buyer, or starter home for a young family.

The accommodation comprises

Front external



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Ground floor

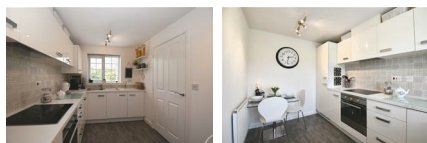
Hallway

Double glazed entrance door, central heating radiator, and laminate flooring. Leading to :

W.C.

UPVC double glazed window, central heating radiator, laminate flooring, and furnished with a two-piece suite comprising wash basin with mixer tap, and low flush W.C.

Breakfast kitchen



UPVC double glazed window, central heating radiator, laminate flooring, and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, and integrated oven with hob and extractor hood above.

Lounge



UPVC double glazed French doors to the rear garden, central heating radiator, under stairs storage cupboard, and carpeted flooring.

First floor

Landing

With access to the loft hatch, central heating radiator, and carpeted flooring. Leading to :

Bedroom one



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

Bedroom two



UPVC double glazed window, central heating radiator, over stairs storage cupboard, and carpeted flooring.

Bathroom



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

Rear external



The rear garden is laid to lawn with faux grass, and complimented by a patio seating area. A further gate opens to the rear access with allocated parking, and the residence also benefits from having an outside tap.

Aerial view of the property



Tenure

The property is held under Freehold tenure

Estate Fees

Payment for upkeep and lighting of private car parking and communal grassed area (£90 per annum). Additional costs may be incurred transferring the deed of ownership from vendor to purchaser.

Council Tax band

Council Tax band - B

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 16 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

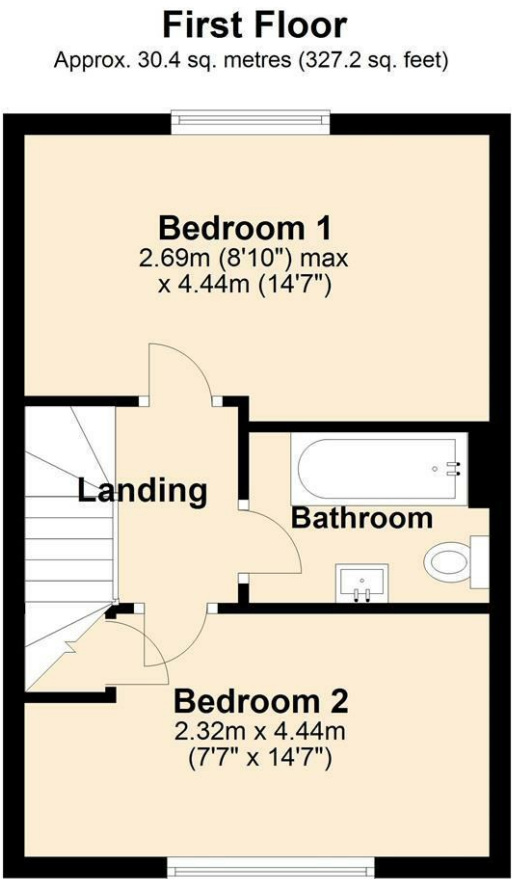
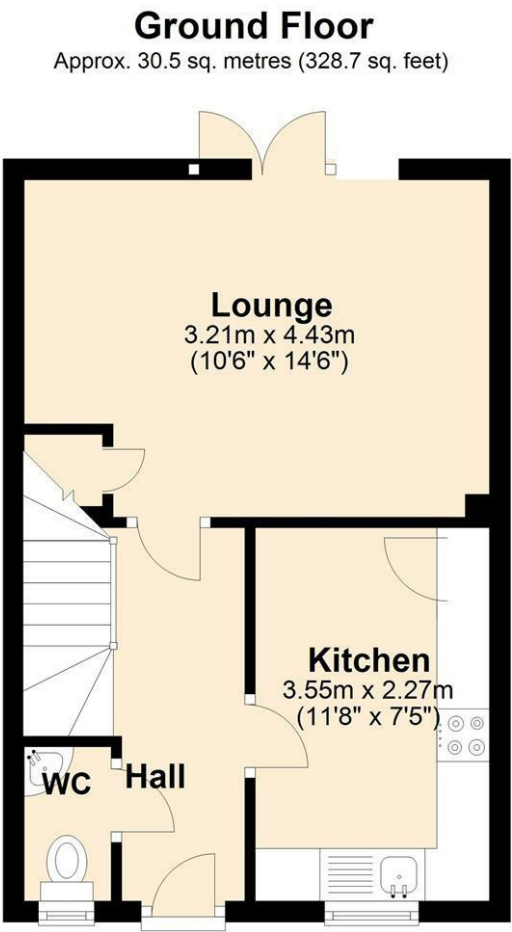
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

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

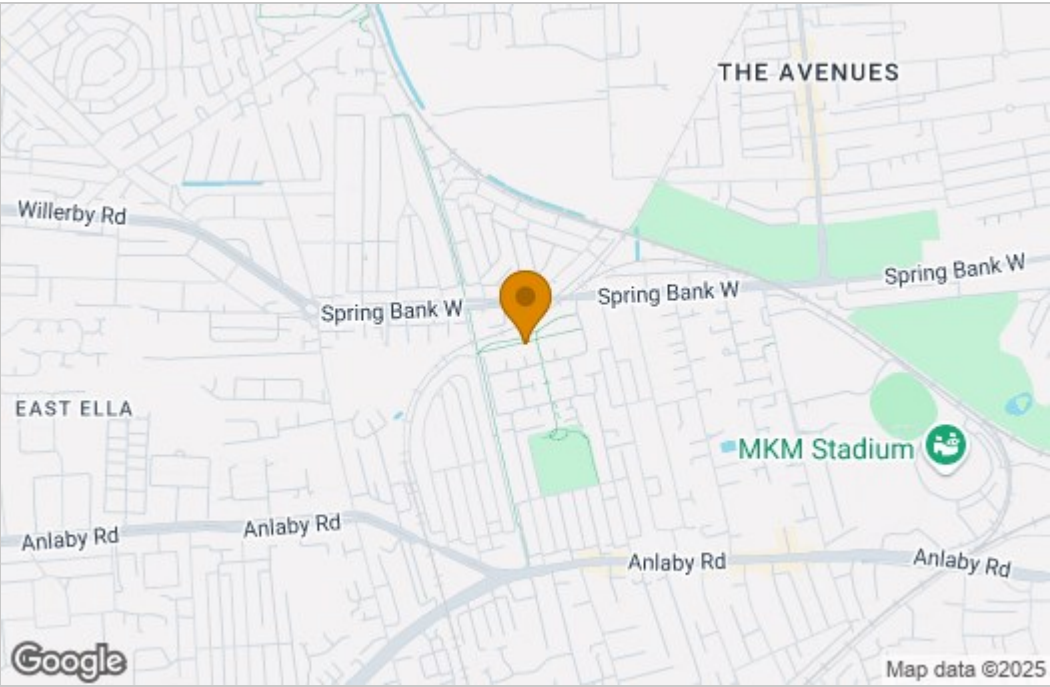
guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

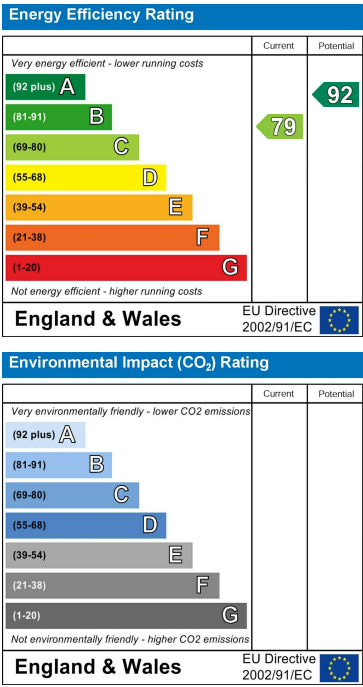


Total area: approx. 60.9 sq. metres (655.9 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.