

# Whitakers

Estate Agents



908 Hessle Road

, Hull, HU4 7AG

Offers Over £175,000





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## The Accommodation Comprises

### Entrance

UPVC double glazed door and side window.

### Hallway

Laminate flooring, built in storage cupboard and WC.

### WC

Low flush WC, pedestal sink unit and laminate flooring.

### Lounge

12'1 x 11'6 (3.68m x 3.51m)

UPVC double glazed bay window and gas fire with marble insert and hearth.

### Dining Room

10'11 x 10'6 (3.33m x 3.20m)

UPVC patio doors leading into the kitchen diner and laminate flooring.

### Kitchen Diner

10'0 x 17'5 (3.05m x 5.31m)

Recently fitted kitchen with a range of shaker style wall and base units with contrasting work surfaces and tiled splash-backs. 4 ring gas hob with extractor hood and integrated microwave below together with mid level integrated double oven. Stainless steel sink with mixer taps over, plumbing for automatic washing machine, space for American style fridge/freezer. Breakfast bar, laminate tiled flooring, space for dining table, UPVC French doors leading onto the garden and two UPVC double glazed windows.

### First Floor Landing

Loft hatch and doors leading to the bedrooms and bathroom.

### Bedroom One

12'1 x 10'5 (3.68m x 3.18m)

UPVC double glazed bay window, two built in wardrobes, radiator and laminate flooring.

### Bedroom Two

10'10 x 10'0 (3.30m x 3.05m)

UPVC double glazed window, built in wardrobe and radiator.

### Bedroom Three

9'1 x 7'4 (2.77m x 2.24m)

UPVC double glazed window and radiator.

### Bathroom

UPVC double glazed window, pedestal sink unit, panelled bath, low flush WC, radiator and tiled walls and floor.

### External

Externally to the front is a low maintenance garden, the rear garden is enclosed to the boundary, mainly laid to lawn with a paved patio seating area and a veg patch with additional parking to the rear which is accessed via the ten foot.

### Tenure

The property is freehold.

### Council Tax

Council Tax Band B- Hull City Council

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE / Vodafone / Three /

Tel: 01482 657657

O2

Broadband - Basic 8 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

### 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.

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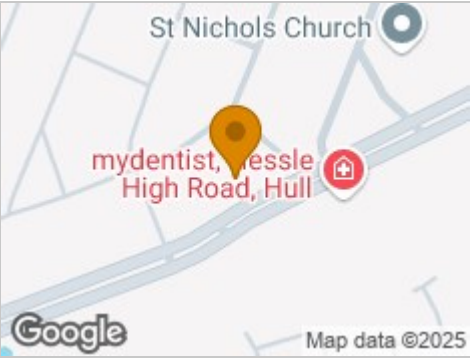
### Sales valuations

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



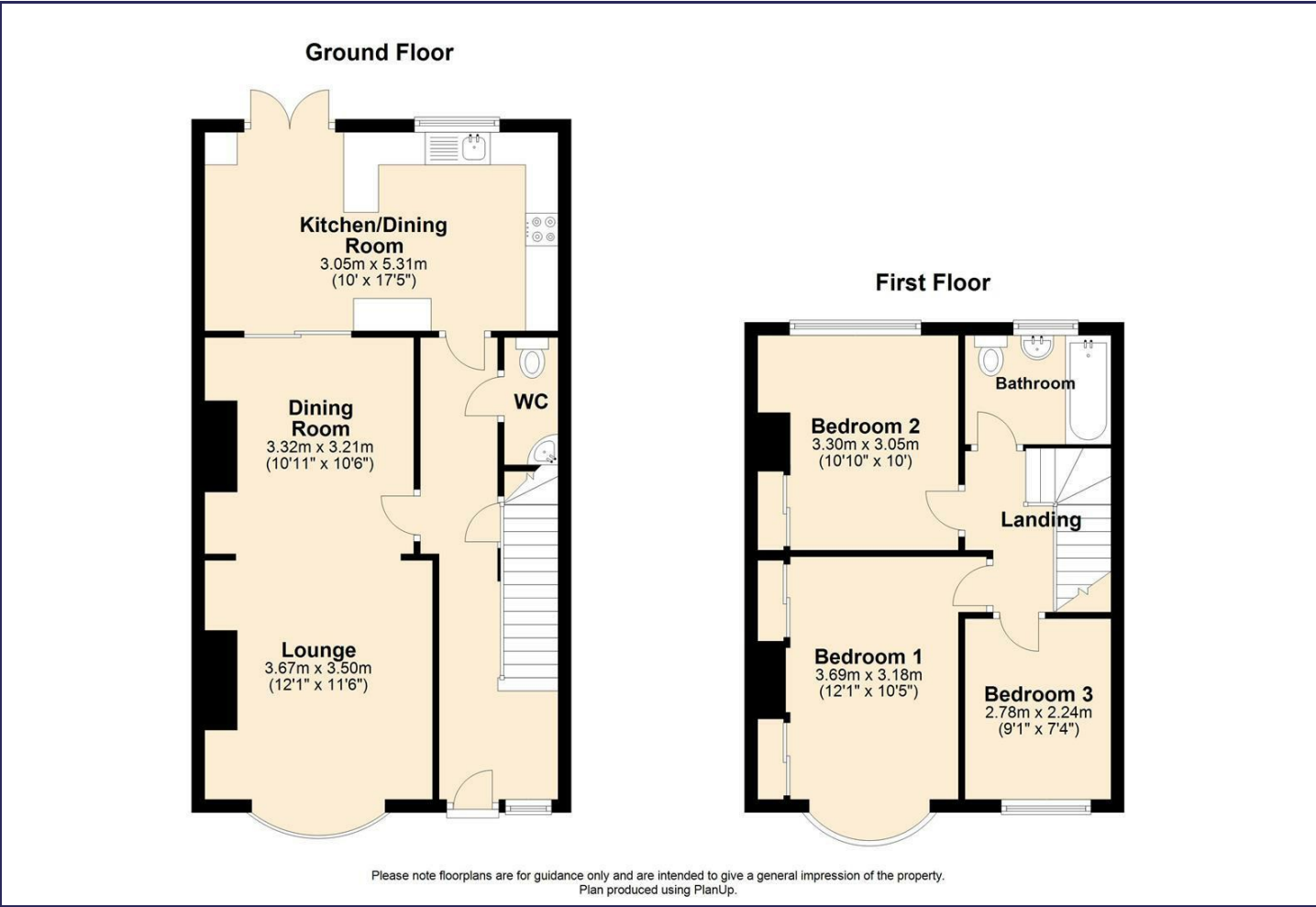
Hybrid Map



Terrain Map



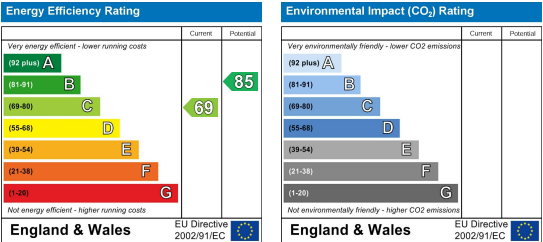
Floor Plan



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.