

# Whitakers

Estate Agents



**87 St. Joseph Drive, Hull, HU4 6TJ**

**£85,000**

No Onward Chain!

If you are looking for a spacious affordable family home in a sought after location, with fantastic uninterrupted views then look no further this neat and tidy three bed property is offered to the market with no onward chain, situated off Pickering Road, with open aspect views over Costello playing fields, ideal as a first time purchase or should also suit families looking to be close to good schools.

The main features include - entrance, open plan lounge / diner, fitted kitchen, conservatory and useful ground floor W.C. The first floor boasts three good bedrooms (beds one and two with fitted wardrobes) (bed three with built in storage) together with the family bathroom suite.

Externally to the front is a well stocked mature garden, the rear garden is enclosed to the boundary with Costello fields beyond.

Early viewings are advised. Please note that this property is of non standard construction- calder.



## The Accommodation Comprises

### Ground Floor

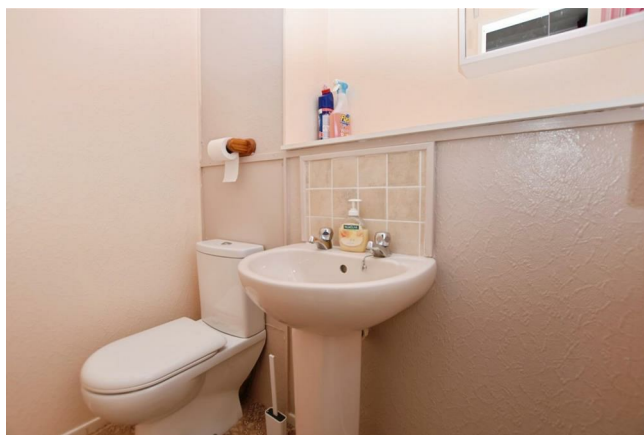
#### Entrance

Double glazed front door and side window.

#### Hall

Built in store cupboard and warm air heating

#### W.C



With a low flush toilet, Upvc double glazed window and wash basin.

Kitchen 11'11 x 8'04 (3.63m x 2.54m)



With a range of floor and eye level units and complimentary work surfaces above. Sink with mixer tap. Two built in cupboards and two Upvc double glazed windows.

Lounge / Diner 18'0 max x 13'10 (5.49m max x 4.22m)



With Upvc patio doors leading to the conservatory, two Upvc double glazed windows and warm air heating.

Conservatory 9'08 x 5'08 (2.95m x 1.73m)



With Double glazed patio doors and Upvc double glazed French doors that open out to the garden.

### First Floor

#### Landing

With storage cupboard

Bedroom One 13'10 x 8'05 (4.22m x 2.57m)



With fitted wardrobe and Upvc double glazed window

Bedroom Two 13'0 x 8'05 (3.96m x 2.57m)



With fitted wardrobes and two Upvc double glazed windows.

### Bedroom Three 9'10 x 8'05 (3.00m x 2.57m)



With fitted wardrobes and two Upvc double glazed windows.

### Bathroom 7'03 x 5'11 (2.21m x 1.80m)

With walk in bath, low flush toilet and pedestal sink. Upvc double glazed window.

### External



Front garden is mainly gravel with mature well stocked plants / shrubs. The rear garden is low maintenance by design paved with useful shed and Costello playing fields beyond.

### Tenure

The property is freehold.

### Council Tax Band

Council Tax Band A

### Material Information

Construction - Calder - non standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 13Mbps Ultrafast 1000 Mbps

Coastal Erosion - 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.

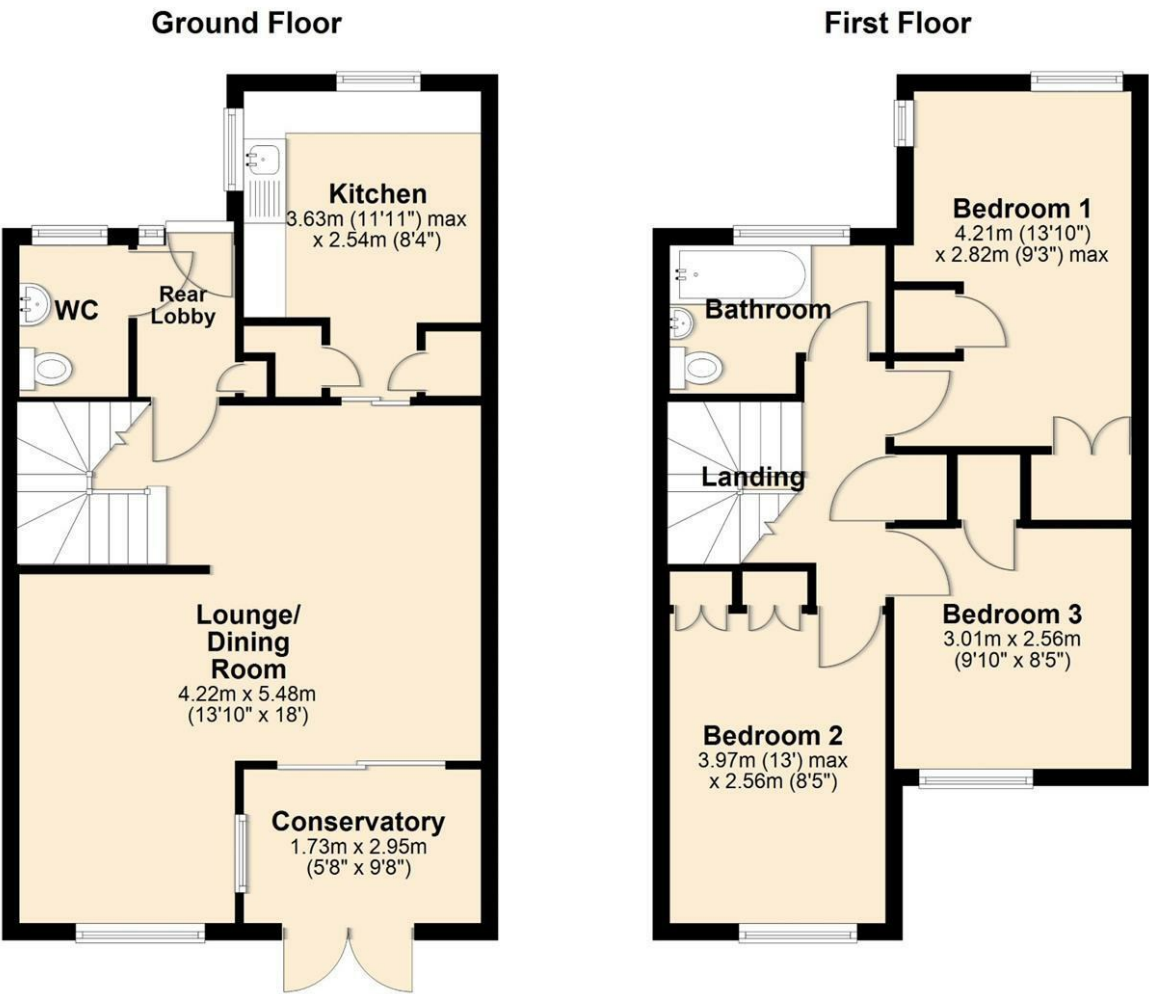
### Free Market Appraisals / Valuations

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.

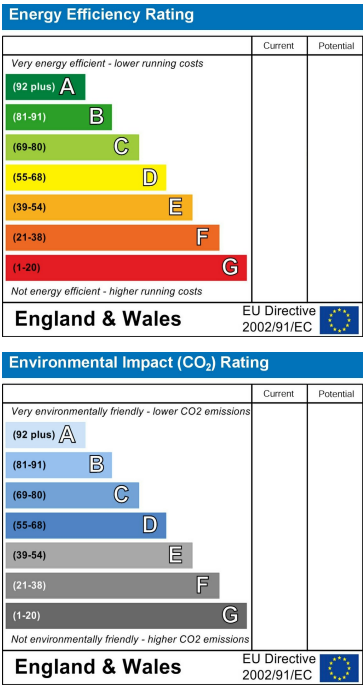
Floor Plan



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.