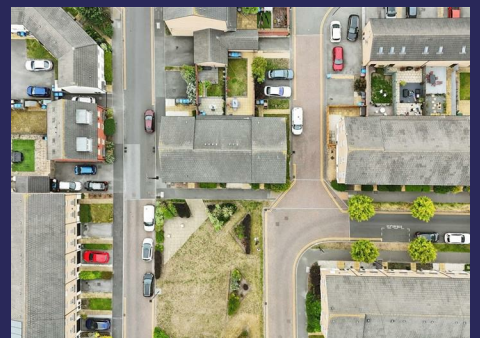


# Whitakers

Estate Agents



## 36 Legends Way, Hull, HU4 6AW

**£132,000**

\*\* NO ONWARD CHAIN \*\*

Introducing this neatly presented townhouse which would make an ideal buy to let investment, step onto the property ladder for a first time buyer or young family.

Briefly comprising hallway, second bedroom, and shower room to the ground floor; a fixed staircase ascends to the Lounge / dining room / kitchen, and access to the master bedroom with en-suite.

The property is established on the ever-popular Legends Way off Boothferry Way with its range of amenities and transport links, and enjoys views of a well-maintained communal garden in front.

The residence also benefits from having allocated off-street parking.

The accommodation comprises

#### Ground floor

##### Hallway

UPVC double glazed door, central heating radiator, built-in storage cupboard holding gas combination boiler, and tiled flooring. Leading to :

Bedroom two 15'3" x 9'1" (4.66 x 2.78 )



Two UPVC double glazed windows with a roman blinds, central heating radiator, and carpeted flooring.

##### Shower room



Central heating radiator, under stairs storage cupboard with washer/dryer, fully tiled, and furnished with a three-piece suite comprising shower enclosure, pedestal sink with mixer tap, and low flush W.C.

#### First floor

Lounge / dining room / kitchen 15'3" x 15'1" (4.66 x 4.60 )



Three UPVC double glazed windows with roman blinds, central heating radiator, laminate flooring, and fitted with an extended range of floor and eye level units, worktop with splashback upstand above, sink with mixer tap, integrated fridge-freezer, and oven with hob and extractor hood above. A lobby with fixed staircase leads to :

#### Second floor

Bedroom one 15'3" x 11'9" maximum (4.66 x 3.60 maximum )



With access to the loft hatch, four UPVC double glazed windows with roman blinds, central heating radiator, and carpeted flooring and full length mirrored built in wardrobes.

##### En-suite



Central heating radiator, fully tiled, and furnished with a three-piece suite comprising shower enclosure, pedestal sink with mixer tap, and low flush W.C.

## External



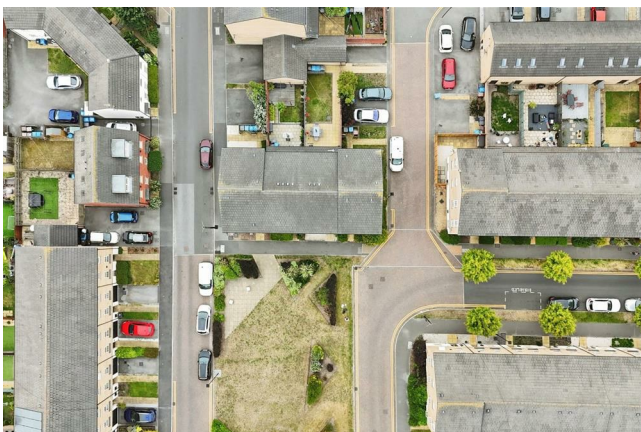
The property is established on the ever-popular Legends Way off Boothferry Way with its range of amenities and transport links, and enjoys views of a well-maintained communal garden in front.

## Allocated parking



The residence also benefits from having allocated off-street parking.

## 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 - 00030161003601

Council Tax band - A

## EPC rating

EPC rating - C

## Estate Fees

We understand that an estate fee is payable annually for this property at approx £100.00 and additional costs may be incurred transferring the deed of ownership from vendor to purchaser.

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 18 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

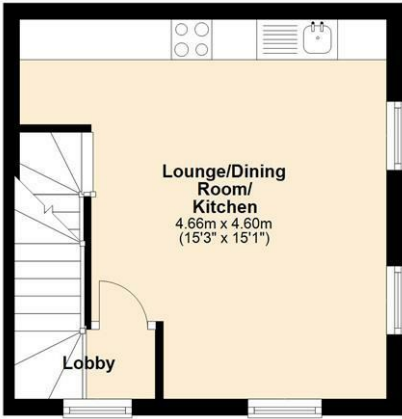
Ground Floor

Approx. 21.0 sq. metres (226.2 sq. feet)



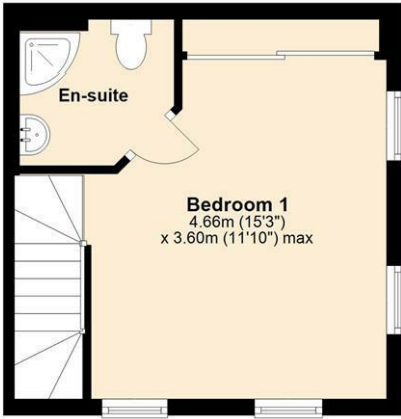
First Floor

Approx. 21.2 sq. metres (227.8 sq. feet)



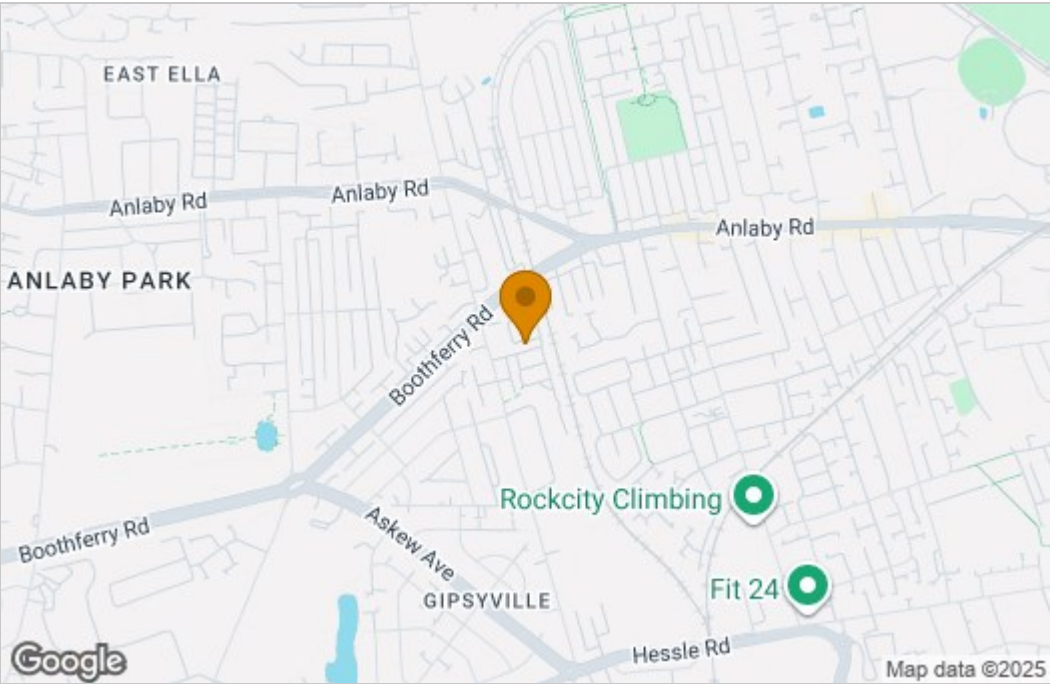
Second Floor

Approx. 21.2 sq. metres (228.3 sq. feet)

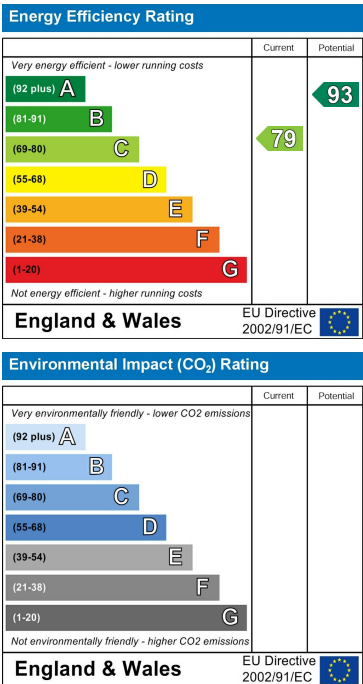


Total area: approx. 63.4 sq. metres (682.3 sq. feet)

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.