

Whitakers

Estate Agents



306 Hathersage Road, Hull, HU8 0EY

Offers Over £190,000

Whitakers are delighted to offer this extremely well presented 3 bedroom semi detached family home to the market.

Situated on a quiet cul-de-sac, the property has been much improved by the current owner and represents an outstanding opportunity to purchase a well proportioned family home in a popular and sought after area.

Ideally situated for local shops and amenities as well as highly regarded Primary and Secondary Schools, the property would be ideal for first time buyers and families alike and briefly comprises; entrance hallway, lounge, contemporary recently fitted kitchen/dining room and conservatory to the ground floor together with 3 generously sized bedrooms and shower room to the first floor.

Also comprising front and rear gardens, side driveway and garage together with gas central heating and UPVC double glazing, the property is sure to prove popular hence early viewing is highly recommended!

The accommodation comprises

Entrance hallway

Composite front door into entrance hallway with laminate flooring, central heating radiator and stairs to first floor. Double doors lead into.....

Lounge 13'6 x 12'4 (4.11m x 3.76m)



Continuation of laminate flooring with UPVC window to front aspect. Feature fireplace with inset living flame gas fire and central heating radiator. Opens through into.....

Kitchen/diner 15'7 x 10'3 (4.75m x 3.12m)



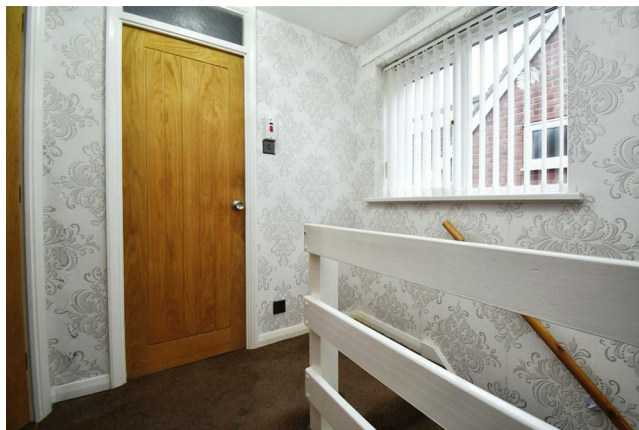
Modern contemporary kitchen with a range of grey gloss wall and base units with contrasting work surfaces. 4 ring induction hob with extractor over and mid level integrated oven and microwave. Composite sink unit with flexi mixer taps over, integrated fridge freezer and automatic washing machine. Dining area featuring Island seating unit with storage. Laminate flooring throughout, UPVC window to rear aspect and French doors into.....

Conservatory 9'4 x 11' (2.84m x 3.35m)



With tiled flooring , feature electric fire and UPVC door to rear garden.

First floor landing



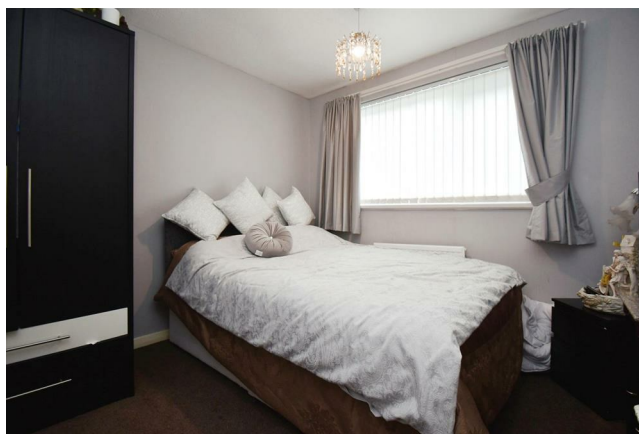
Stairs to First floor landing with carpeted flooring and UPVC window to side aspect.

Bedroom One 14'11 x 8'7 (4.55m x 2.62m)



Carpeted flooring, UPVC window to front aspect, central heating radiator and fitted sliding wardrobes.

Bedroom Two 9'3 x 9'2 (2.82m x 2.79m)



Carpeted flooring, UPVC window to rear aspect, central heating radiator and built in storage cupboard.

Bedroom Three 10'2 x 6'8 (3.10m x 2.03m)



Carpeted flooring, UPVC window to front aspect, central heating radiator and built in storage cupboard.

Shower room



Modern fitted shower room with Paneled walls, shower cubicle with mains shower, low flush wc and hand wash basin with vanity unit. Tiled flooring, heated towel rail and UPVC window to rear aspect.

Outside



To the front of the property is a lovely garden with wrought iron fencing laid mainly to aggregate and a side driveway giving off road parking leading to the rear of the property. Side gate gives access to the rear garden with patio area, artificial lawn, summer house and door to single garage. Fencing to perimeters gives a good level of privacy.

Garage

Single detached garage with up and over door and electric supply accessed via side driveway with door to rear garden.

Tenure

The property is Freehold

Council Tax

Council Tax band B

Kingston upon Hull City Council

EPC

Awaited

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 sales 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.

Material Information:

Construction - Brick and tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 7Mbps Ultrafast 1000 Mbps

Coastal Erosion - Not applicable

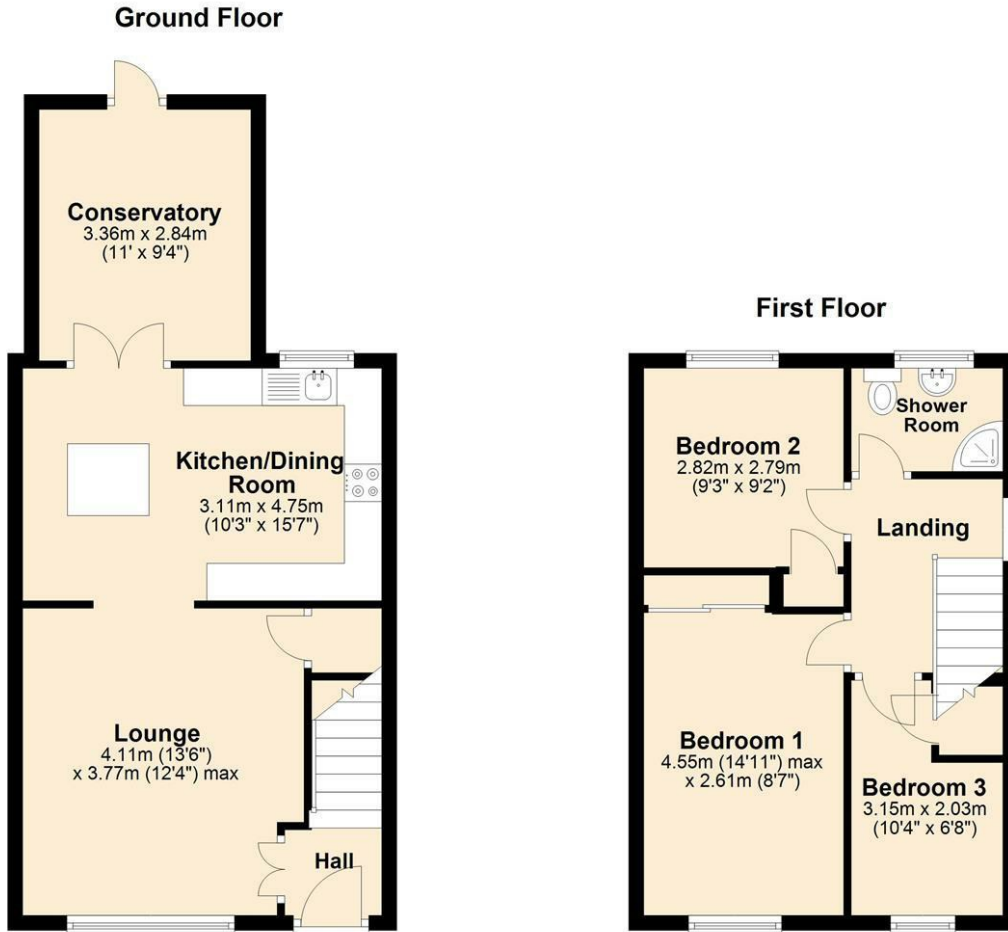
Coalfield or Mining Area - Not applicable

Planning - Previous planning applications have been made for properties in the area

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

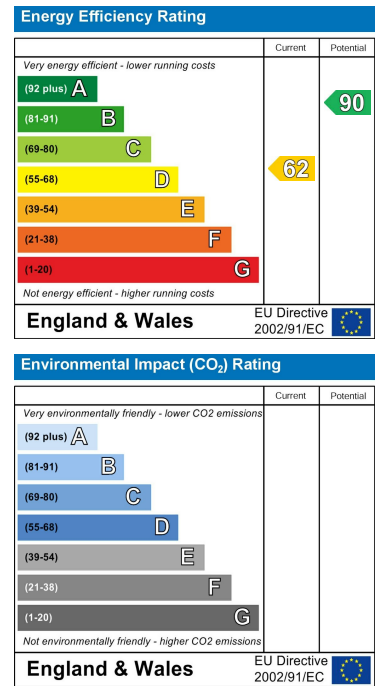


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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