

# Whitakers

Estate Agents



**216 Marsdale, Hull, HU7 4AH**

**Offers Around £110,000**

A fabulous opportunity to purchase this modern style mid terrace house on this sought after family friendly development, just a stroll away from the Sutton Park Primary School and representing ideal accommodation for the family looking for that little bit of extra room. Requiring some updating, the property briefly comprises entrance hall, lounge, dining room, kitchen, three bedrooms of good proportion and a bathroom. There is a gas central heating system to radiators and double glazing and gardens to front and rear plus the benefit of a garage. Invitations to view in the first instance are urged in order to avoid disappointment.

#### Entrance Hall

Staircase off and useful under stairs storage cupboard

#### Lounge 15'10" x 12'0" (4.85 x 3.67)

Window to the front aspect, feature fire surround incorporating a coal effect fire and a radiator. Opens to:

#### Dining Room 9'2" x 7'8" (2.80 x 2.35)

Patio Doors to the rear aspect, a radiator and opens to:

#### Kitchen 11'11" x 8'8" (max) (3.65 x 2.65 (max))

A range of fitted floor and wall units with contrasting preparation surfaces having an inset one and a half bowl stainless steel sink unit with mixer tap. Window to the rear aspect, partially tiled walls and there is plumbing for an automatic washing machine.

#### Bedroom One 12'11" x 10'4" (3.94 x 3.15)

Window to the front aspect, a radiator, fitted wardrobes, dressing table unit and drawers.

#### Bedroom Two 10'8" x 10'7" (3.26 x 3.25)

Window to the rear aspect and a radiator.

#### Bedroom Three 9'10" x 7'6" (3.00 x 2.30)

Window to the rear aspect and a radiator.

#### Shower Room

An electric shower unit, wash hand basin with pedestal and a low level wc. Partially tiled walls and a radiator.

#### Gardens

There are gardens to the front and rear of the property

#### Single Garage

Accessible via the rear of the property.

#### Council Tax

Hull City Council - Band A

#### Tenure

This property is Freehold

#### 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.

#### 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.

#### 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 under tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 13 Mbps Ultrafast 1000 Mbps

Coastal Erosion - Not applicable

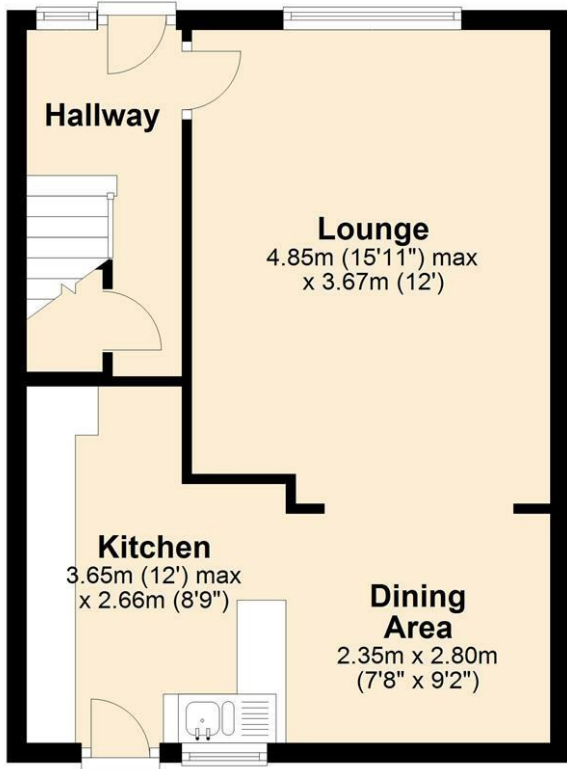
Coalfield or Mining Area - Not applicable

Planning - There are planning applications within the area that have been made, no applications relevant to the property or adjacent

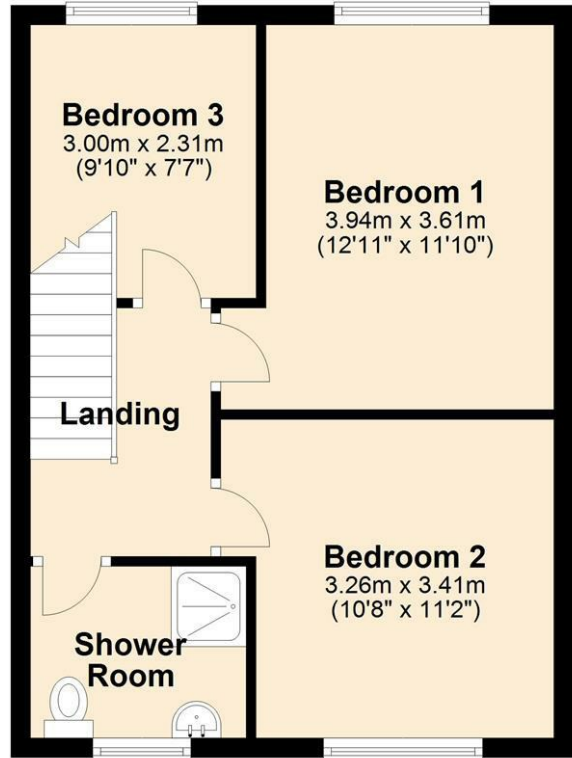


# Floor Plan

## Ground Floor



## First Floor

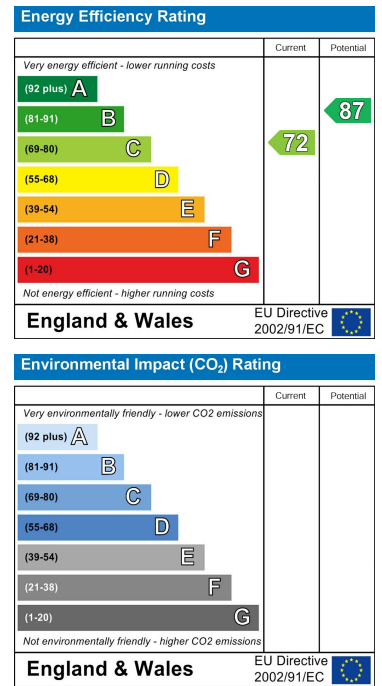


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## 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.