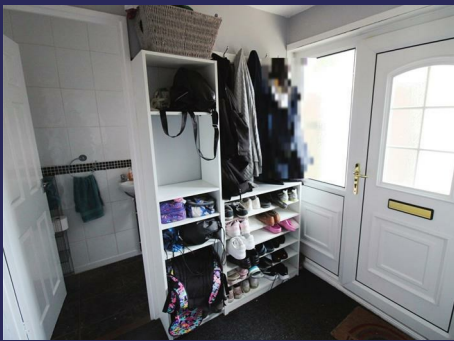


# Whitakers

Estate Agents



## 61 Scampton Garth, Hull, HU7 4RD

**Offers In Excess Of £95,000**

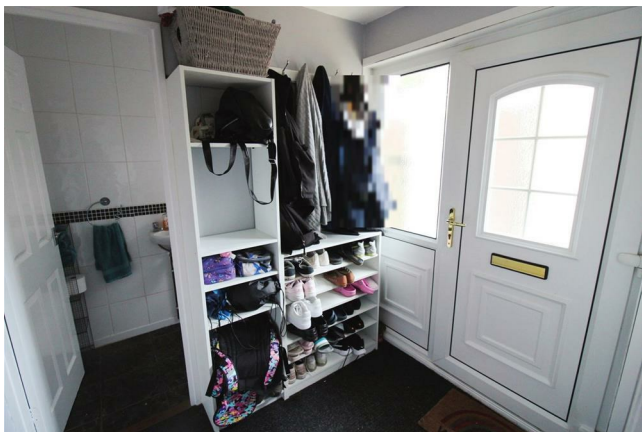
AN EXCELLENT OPPORTUNITY FOR THE GROWING FAMILY, THIS MID TERRACE PROPERTY IS HANDILY PLACED FOR ALL LOCAL AMENITIES AND BOASTS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

The accommodation briefly comprises entrance hall, cloak room, lounge, dining room, fitted kitchen, three bedrooms and a bathroom. and is set within pleasant enclosed gardens to the front and rear.

Well presented throughout, appointments to view are encouraged.



## Entrance Hall



Tiled floor, built in storage cupboard.

## Cloak Room

Tiled floor and walls, low level wc and a wash hand basin.

Kitchen 10'0" x 9'6" max (3.05 x 2.90 max)



A range of fitted floor and wall units with rolled edge laminated preparation surfaces having an inset stainless steel sink unit with mixer tap. Window to the front aspect, a radiator, plumbing for an automatic washing machine, partially tiled walls and integrated appliances include an electric oven, four ring gas hob and a stainless steel over head extractor canopy.

Dining Room 11'10" x 10'1" (3.62 x 3.08)

Doorway giving access to the rear garden, staircase off, a radiator and a feature archway giving access to;

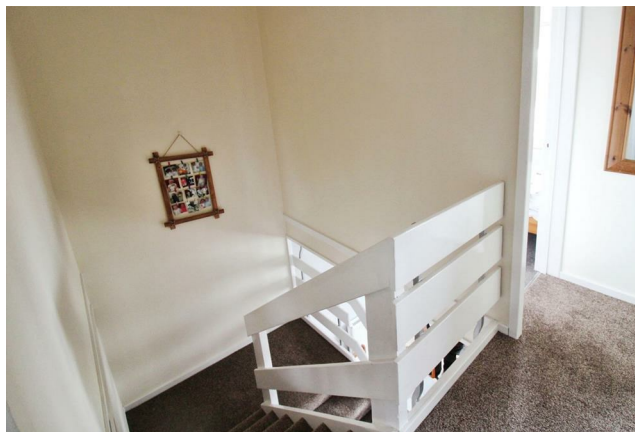
Lounge 14'5" x 8'8" (4.40 x 2.66)



Window to the rear aspect, a radiator and a

feature Adam style fire surround with marble effect back and hearth.

## Landing



With a built in storage cupboard

Bedroom One 12'10" x 9'2" (3.93 x 2.81)



Window to the front aspect and a radiator.

Bedroom Two 8'7" x 8'4" (2.63 x 2.55)



Window to the rear aspect and a radiator

Bedroom Three 10'4" x 8'4" (3.15 x 2.56)



Window to the rear aspect and a radiator

## Bathroom



A white suite to comprise panelled bath and wash and basin and a low level wc within a vanity unit. A radiator, tiled walls and a plumbed shower unit over the bath.

## Gardens



To the front of the property is an enclosed garden with a raised flower bed and to the rear, again an enclosed garden which is laid to lawn with a good sized decking area.

## Council Tax Band

Local Authority - Kingston-Upon-Hull.

Council Tax Band 'A'.

## Tenure

The Tenure of this property is Freehold.

There are solar panels to the roof of the property which are leasehold, the lease is a 25 year lease which commenced 2013 and expires 2038 - copies of this lease can be obtained

## Material Information

Construction - Wimpey no-fines

Conservation Area - No

Flood Risk - No Risk

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

Broadband - Standard 13 Mbps highest available download, highest available upload speed 0.9Mbps. Ultrafast highest available download speed 1000 Mbps, Highest available upload speed 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Planning - no applications

## 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.

## 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.

## 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.

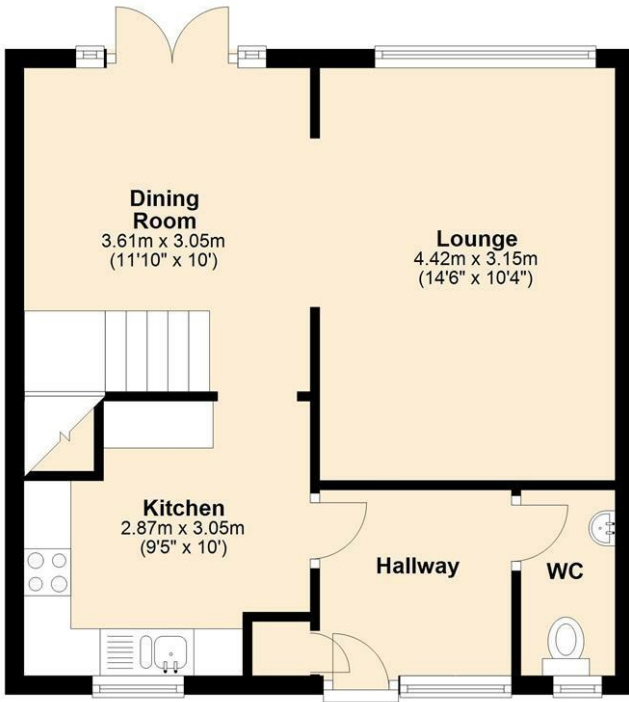
## Whitakers Estate Agent Declaration

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.

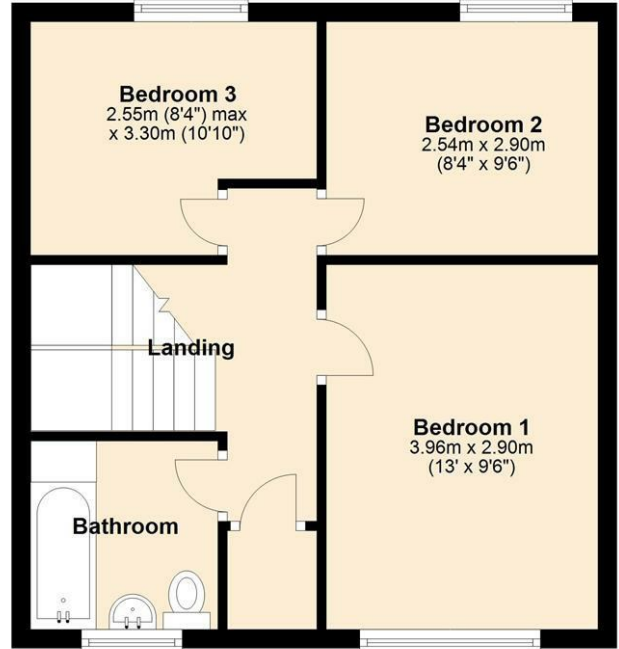


# Floor Plan

## Ground Floor

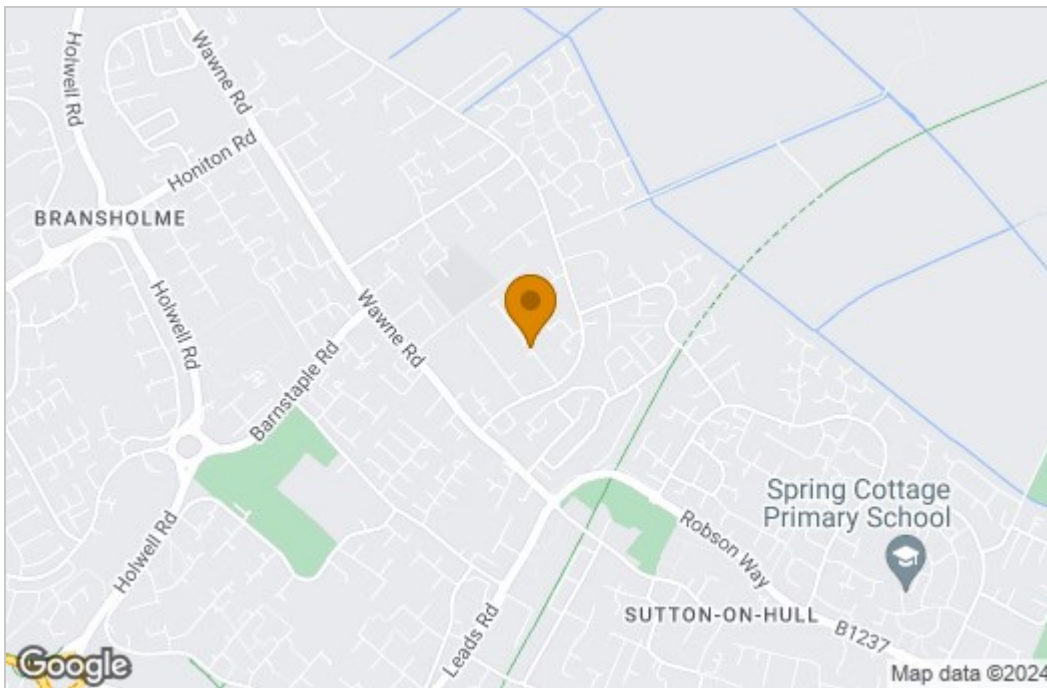


## First Floor

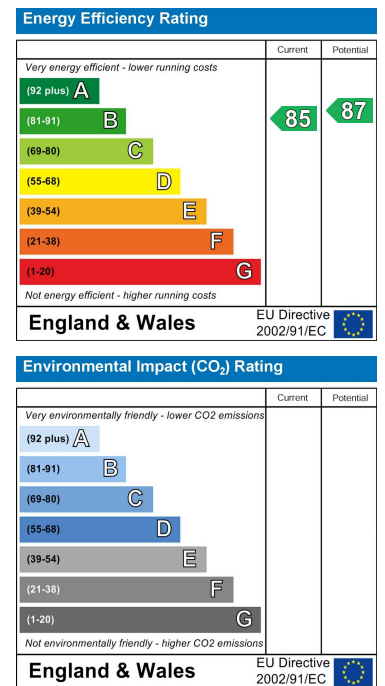


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## 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.