

Whitakers

Estate Agents



113 Stanbury Road, Hull, HU6 7BX

Offers Over £95,000

This immaculately presented 1 bedroom end terraced home is available to purchase with NO ONWARD CHAIN!

Located on sought after Haworth Park off Beverley High Road, well situated for local shops and amenities as well as excellent transport links into the City Centre and Kingswood Retail Parks as well as out to nearby Beverley, the property would be ideal for first time buyers, downsizers and investors alike!

Well positioned at the foot of a quiet cul-de-sac and occupying a spacious plot, the property briefly comprises; Lounge and Kitchen to the ground floor with spiral staircase up to the first floor bedroom and bathroom.

Also benefiting from a well proportioned garden with garage and storage shed together with allocated parking, internal inspection is recommended!

The Accommodation comprises

Lounge 12'8 x 15'8 max (3.86m x 4.78m max)



UPVC entrance door into spacious lounge with carpeted flooring, UPVC windows to front and side elevation, wall mounted electric fire and separate heater and spiral staircase to first floor.

Kitchen 6'6 x 5'11 (1.98m x 1.80m)



Located off the lounge with a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. Space for electric cooker and plumbing for under counter washing machine, vinyl flooring and UPVC window to front aspect.

First Floor Landing

Feature spiral staircase from lounge to first floor landing

Bedroom 13'1 x 8'2 (3.99m x 2.49m)



Double bedroom with UPVC windows to front and side aspect, carpeted flooring, electric heater and built in storage cupboards.

Bathroom 7'3 x 5'7 max (2.21m x 1.70m max)



Bath with electric wall mounted shower over and glazed shower screen, hand wash basin and low flush wc with UPVC window to front aspect.

Outside



Spacious front and side plot laid mainly to aggregate with paved patio seating areas, storage shed, separate garage with fencing to perimeters. The property also benefits from allocated parking to the front.

Tenure

The Property is Freehold

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC

EPC rating D

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/Tile

Conservation Area - No

Flood Risk - Medium

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

Broadband - Basic 15 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

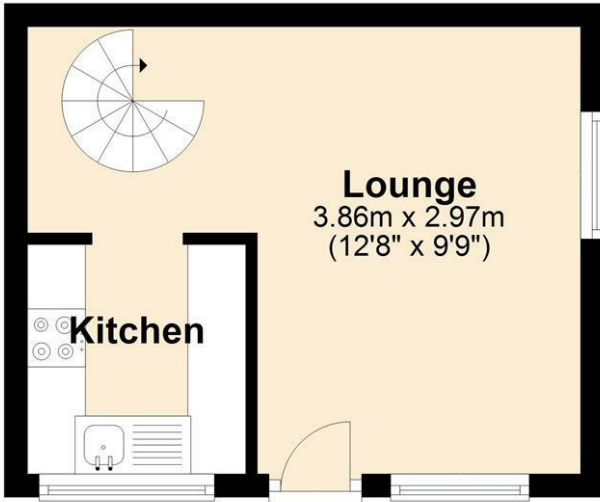
Planning - None specific to the property

Whitakers Estate Agent Declaration:

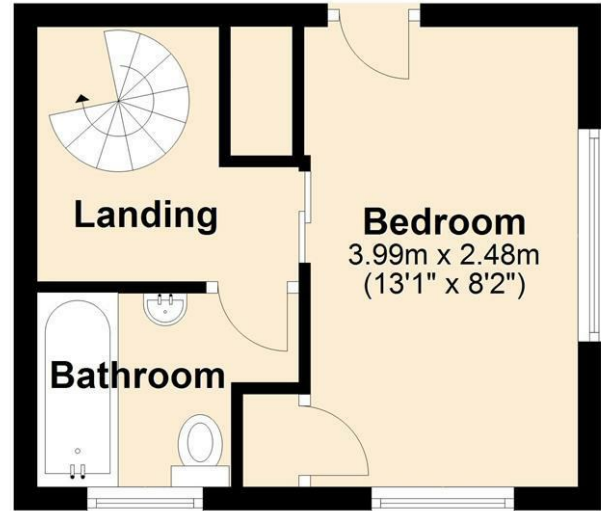
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Floor Plan

Ground Floor

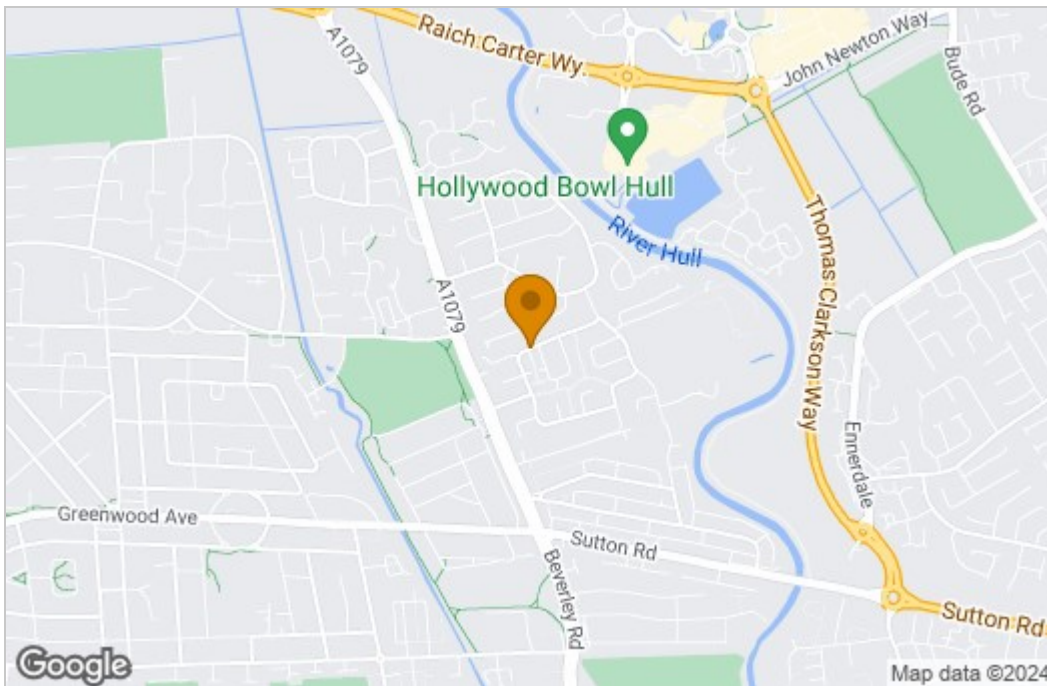


First Floor

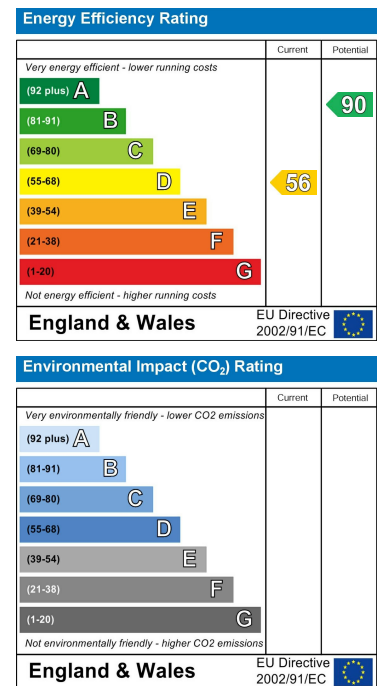


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.