

Whitakers

Estate Agents



112 Roborough Close, Hull, HU7 4RP

Offers In The Region Of £95,000

Whitakers are pleased to bring this well presented 3 bedroom home to the market, available with NO ONWARD CHAIN!

Well located close to local shops, schools and amenities, the property also benefits from excellent transport links around the City as well as being only a few minutes drive from the popular Kingswood Retail Park and the wealth of retail and leisure facilities offered.

Briefly comprising; entrance hallway, downstairs cloakroom, dining kitchen and lounge to the ground floor, there are 3 generously sized bedrooms and a modern shower room to the first floor.

Also benefitting front and rear gardens, the front featuring brick built storage sheds together with majority UPVC glazing and gas central heating, the property would make an outstanding investment or first purchase, hence early viewing is recommended!

The accommodation comprises

Entrance Hallway



Double glazed entrance door into hallway with laminate flooring, central heating radiator, storage cupboard and stairs to first floor. Door leads into...

Downstairs cloakroom



With low flush wc, hand wash basin central heating radiator and UPVC window to front aspect.

Dining Kitchen 18'7 x 9'6 max (5.66m x 2.90m max)



With a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. stainless steel sink with mixer taps over, space for free standing cooking appliance and plumbing for under counter washing machine and dish washer. Tiled flooring, UPVC window to front and wall mounted combi boiler. Leads through into dining area with laminate flooring and central heating radiator.

Lounge 10'6 x 15'9 (3.20m x 4.80m)



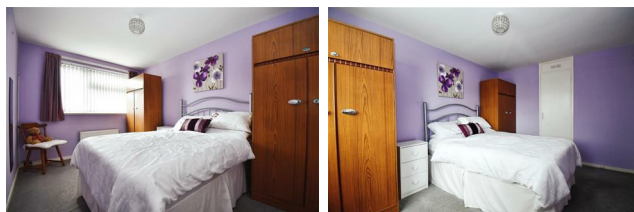
With laminate flooring, central heating radiator UPVC window to rear aspect and double glazed external door to garden.

First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring, two storage cupboards and loft access hatch.

Bedroom One 13'4 x 9'6 max (4.06m x 2.90m max)



With UPVC window to front aspect, carpeted flooring, central heating radiator and built in wardrobe.

Bedroom Two 12'10 x 9'6 max (3.91m x 2.90m max)



With UPVC window to rear aspect, carpeted flooring and central heating radiator

Bedroom Three 8'10 x 6'7 (2.69m x 2.01m)



With UPVC window to rear aspect, laminate flooring and central heating radiator.

Shower room 6'6 x 5'4 (1.98m x 1.63m)



Walk in double shower cubicle with glazed shower screen and mains shower, vanity hand wash sink and low flush wc. Wall panelling to water sensitive areas, laminate flooring, central heating radiator and UPVC window to front aspect.

Outside



To the front of the property is a low maintenance paved garden with fencing to perimeters and brick built storage sheds whilst to the rear is a well stocked garden laid to aggregate with a range of mature plants and shrubs and fencing to perimeters.

Tenure

The property is Freehold

Council Tax

Council Tax band A

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 - We believe the property to be of Standard Construction

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 19 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

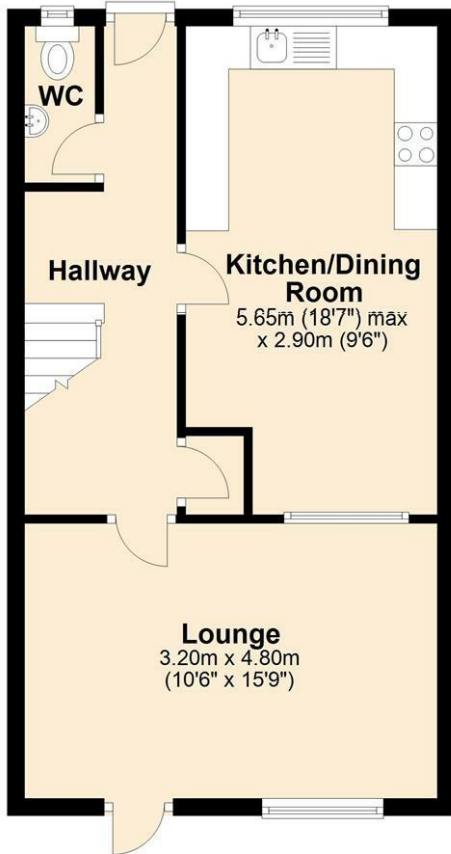
Planning - Whilst there are planning applications in the area, non are specific to the property.

Whitakers Estate Agent Declaration:

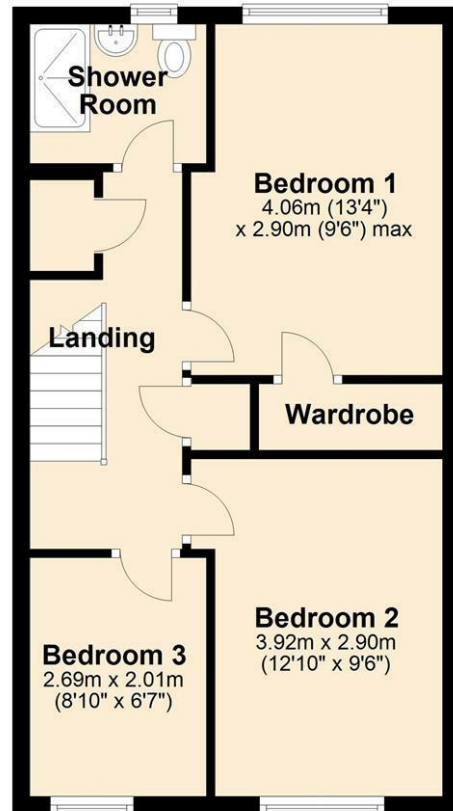
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Floor Plan

Ground Floor

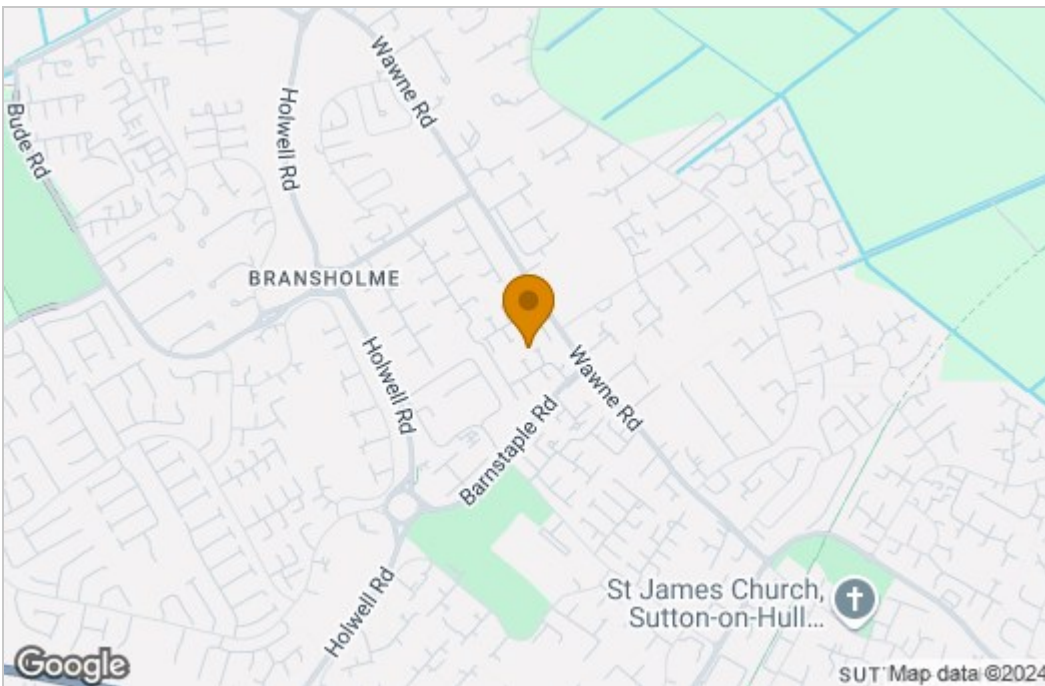


First Floor

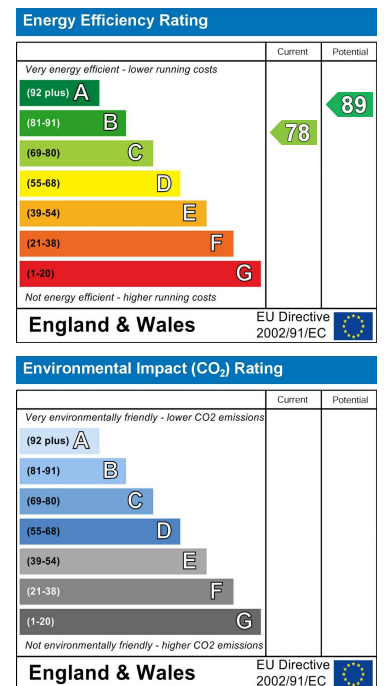


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.