

Whitakers

Estate Agents



286 Howdale Road, Hull, HU8 9TY

Guide price £190,000

****CHAIN FREE ** Guide price £190,000 - £200,000*****

Whitakers are delighted to bring this immaculate 3 bedroom detached family home to the market!

Having been lovingly maintained and improved by the current owners, the property offers outstanding family accommodation in a most popular and sought after area!

Ideally located on ever popular Howdale Road, well positioned for local amenities and well regarded schools together with excellent transport links around the City, the property is also within walking distance of Sutton Village and its range of shops and facilities!

Presented in true "move-in" condition, the property briefly comprises; entrance hallway, lounge and dining kitchen to the ground floor, there are 3 bedrooms and a family bathroom to the first floor.

Also benefitting from off road parking for multiple vehicles to the front together with a detached garage and enclosed rear garden, the property also features UPVC glazing and gas central heating hence, early viewing is recommended!

The Accommodation Comprises

Entrance Hallway

Composite door into entrance hallway with carpeted flooring, radiator and stairs to first floor

Lounge 15'8 x 11'8 (4.78m x 3.56m)



With UPVC square bow window to front aspect, central heating radiator and carpeted flooring

Kitchen/Dining Room 12' x 14'9 max (3.66m x 4.50m max)



Spacious and luxurious kitchen with a range of fitted wall and base units, granite work surfaces and tiled splash backs. Range cooker with chimney extractor over, Belfast sink with mixer taps over, integrated fridge and washing machine. Vinyl flooring, central heating radiator, ceiling spotlights, ample space for family dining, under stair cupboard, composite side entrance door and UPVC window and French doors to rear garden.

First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring, UPVC window to side aspect and loft access hatch.

Bedroom One 8'9 x 14'10 (2.67m x 4.52m)



With two UPVC windows to front aspect, carpeted flooring, column style radiator and built in storage cupboards.

Bedroom Two 9'5 x 7'8 (2.87m x 2.34m)



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

Bedroom Three 9'4 x 6'11 (2.84m x 2.11m)



UPVC window to rear aspect, carpeted flooring, built in wardrobes and central heating radiator.

Bathroom 6'6 x 5'9 (1.98m x 1.75m)



Shaped bath with mains shower over and fitted shower screen, concealed cistern low flush wc and vanity sink unit. Wall tiling, vinyl flooring and UPVC window to rear aspect.

Outside



The resin frontage and side driveway gives off road parking for multiple vehicles and leads to the detached garage. Side gate access leads to the well proportioned enclosed, low maintenance rear garden with paved patio areas and artificial lawn whilst perimeter walls and fencing afford a good level of privacy.

Garage

The detached garage is accessed via the resin side driveway with double doors and electric supply.

Tenure

The property is Freehold

Council Tax

Council Tax band

Kingston upon Hull City Council

EPC

EPC Rating C

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 -

Conservation Area -

Flood Risk - Low

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

Broadband - Basic 11 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

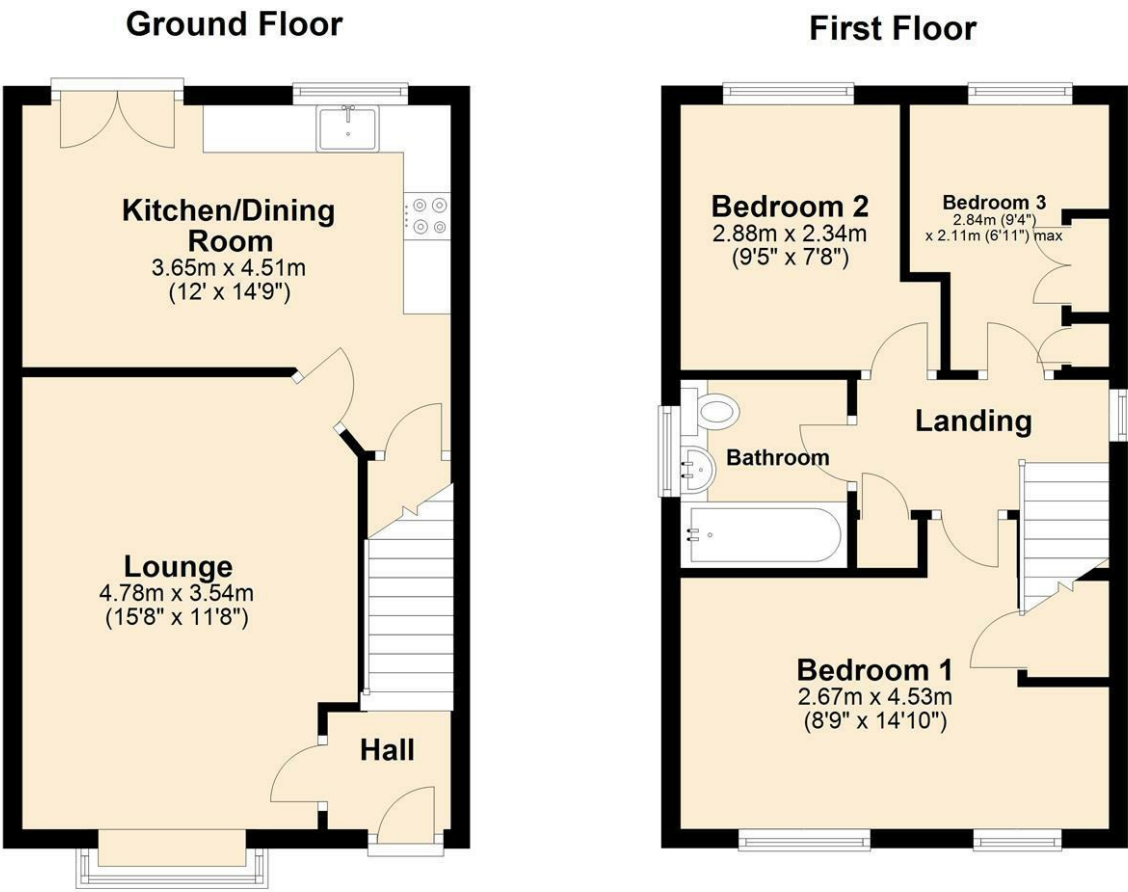
Coalfield or Mining Area - No

Planning - None specific to the property

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

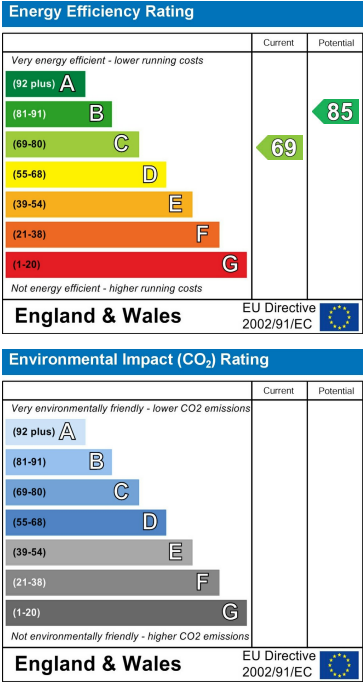


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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