

Whitakers

Estate Agents



39 Fossdale Close, Hull, HU8 9UB

Offers Around £134,000

Whitakers are pleased to bring this well presented 2 bedroomed terraced property to the market, being sold with NO ONWARD CHAIN.

Located at the foot of a quiet cul-de-sac just off ever popular Howdale Road, the property is well situated for local shops and amenities together with well regarded local schools and is within walking distance of Sutton Village and the range of amenities available there.

Being ideal for first time buyers and investors alike, the property briefly comprises; entrance porch, lounge and kitchen/diner to the ground floor whilst to the first floor there are two generously sized bedrooms and a family bathroom.

Also benefitting from front and rear gardens and allocated parking together with gas central heating and UPVC double Glazing, early viewing is recommended!

The Accommodation Comprises

Front Porch



UPVC door into entrance porch with side UPVC window, tiled floor and internal door into....

Lounge 15'11 max x 11'11 (4.85m max x 3.63m)



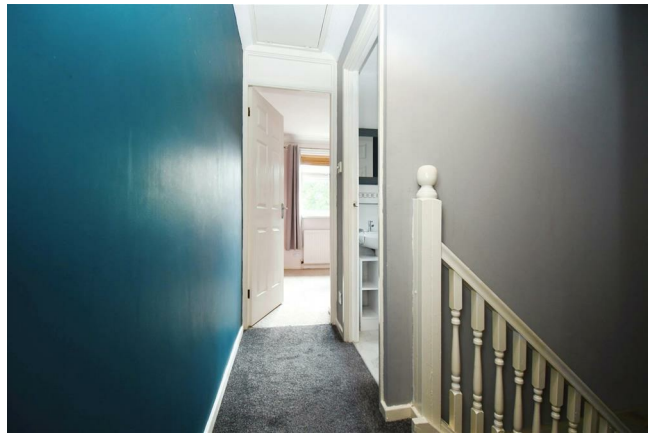
Spacious lounge with laminate flooring, UPVC front window, central heating radiator and open plan staircase to first floor with under stair cupboard.

Kitchen/Diner 8'11 x 11'11 (2.72m x 3.63m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. 4 ring gas hob with extractor over and electric fan oven below. 1 1/4 bowl stainless steel sink drainer with mixer taps, plumbing for automatic washing machine, tiled flooring and central heating radiator. Space for free standing fridge/freezer and dining table, UPVC window and French doors to rear.

First Floor Landing



Open plan staircase from lounge to first floor landing with carpeted flooring and loft access hatch.

Bedroom One 8'11 x 11'11 (2.72m x 3.63m)



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

Bedroom Two 8'9 x 11'11 (2.67m x 3.63m)



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

Bathroom 8'11 x 4'6 (2.72m x 1.37m)



Bath with electric shower over, low flush wc and vanity hand wash basin. Vinyl flooring, part tiled walls, ceiling spotlights, central heating radiator, storage cupboard and UPVC window to side aspect.

Outside



To the front of the property is a lawned garden with path to the side of the property and gate access to the enclosed rear garden which is paved with fencing to perimeters and a gated rear enclosure with storage shed.

Parking

The property benefits from allocated parking to the front of the property.

Tenure

The property is Freehold

Council Tax

Council Tax band A

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 - Brick/Tile

Conservation Area -

Flood Risk - No Risk

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

Broadband - Basic 5 Mbp, Superfast 60 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

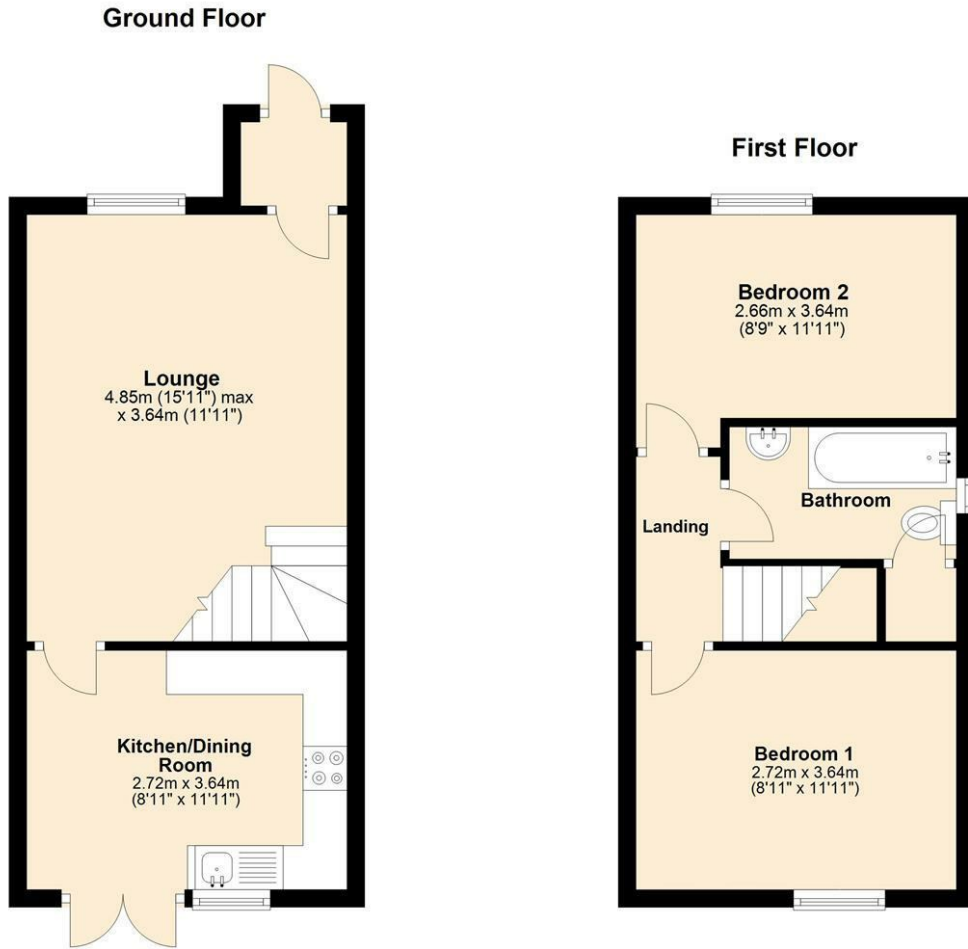
Coalfield or Mining Area - No

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

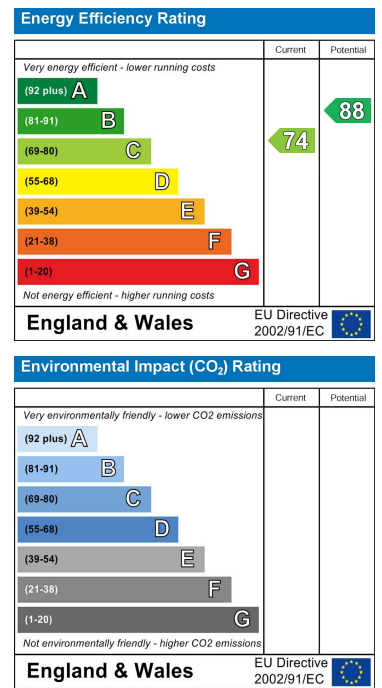


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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