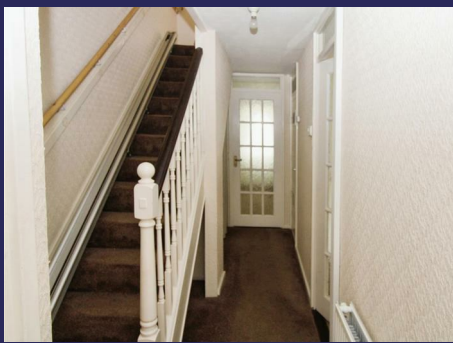


# Whitakers

Estate Agents



**141 Dorchester Road, Hull, HU7 6BD**

**Offers Around £110,000**

Situated on the cusp of Sutton village, handily placed for all of the array of amenities it has to offer and just a stroll away from local schools, this mid terrace property is an ideal opportunity for the growing family

Briefly affording storm porch, entrance hall, cloak room, lounge with rear storm porch, fitted dining kitchen, three bedrooms of good proportion and a family bathroom, the property stands in pleasant gardens. With gas central heating system to radiators and double glazing early inspections are advised in order to avoid disappointment.

Storm Porch  
With built in storage cupboard

Entrance Hall



Staircase off with useful under stairs storage cupboard and a radiator.

Cloakroom

Having a low level wc and wash hand basin

Lounge 15'8" x 10'5" (4.80 x 3.20)

Window to the rear aspect, a radiator and there is a door to a storm porch giving access to the rear garden.

Dining Kitchen 18'6" x 9'7" max (5.66 x 2.93 max)



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

Landing

With two radiators, a built in storage cupboard and giving access to:

Bedroom One 13'1" x 9'10" (4.00 x 3.00)



Window to the front aspect, a radiator and a built in storage cupboard.

Bedroom Two 12'7" x 8'10" (3.85 x 2.70)



Window to the rear aspect and a radiator.

Bedroom Three 8'8" x 6'8" (2.65 x 2.05)



Window to the rear aspect and a radiator.

## Bathroom



A suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc There is a plumbed shower unit over the bath with a shower screen to the bath side.

## Gardens



To the front of the property is an enclosed garden and to the rear a gain an enclosed garden which is laid to artificial lawn and a paved patio area

## Council Tax

Hull City Council - Band A

## Tenure

This property is Freehold

## 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.

## 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.

## Material Information:

Construction - Wimpey no fines construction

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 9Mbps and Ultrafast 1000Mbps

Coastal Erosion - No

Coalfield or Mining Area - Not applicable

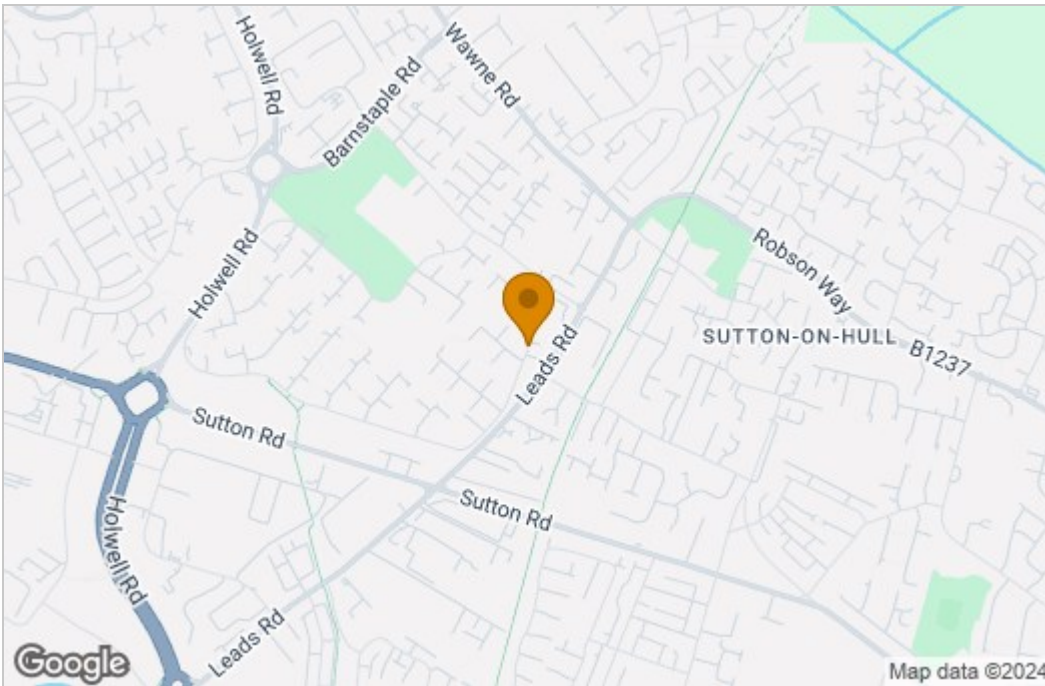
Planning - No

# Floor Plan

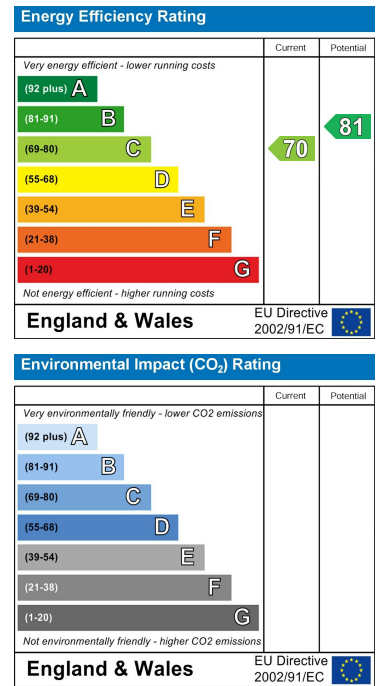


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# 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.