

Whitakers

Estate Agents



31 Ferryman Park, Hull, HU12 8PS

£160,000

Situated in the popular Holderness village of Paull, which enjoys spectacular views from the banks of the River Humber, this modern style semi detached house is quietly tucked away in a cul de sac position and represents an ideal opportunity for the young family.

The accommodation briefly comprises entrance vestibule, lounge, fitted dining kitchen, three bedrooms and a first floor shower room and has gas central heating to radiators and double glazing,. The property is set within gardens of good proportion and offers plenty of off street parking amenities.

With good transport access to the Hull City centre, the M62 corridor and of course, the East coast, further enquiries in order to view are encouraged.

Entrance Vestibule

Giving access to:

Lounge 15'0" x 14'3" (4.58 x 4.35)



To include an open plan staircase. Window to the front aspect, an Adam style fire surround with tiled back and hearth incorporating a coal affect electric fire, a radiator and there is a useful under stairs storage cupboard with shelving and a light

Dining Kitchen 15'0" x 8'8" (4.58 x 2.65)



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 rear aspect, personnel door to the side aspect, partially tiled walls and a tiled floor and there are French doors giving access to the rear garden.

Landing

Window to the side aspect ,a radiator and gives access to :

Bedroom One 12'11" x 8'7" (3.95 x 2.62)



Window to the front aspect, a radiator and attractive fitted wardrobes

Bedroom Two 10'0" x 8'7" (3.05 x 2.62)



Window to the rear aspect and a radiator.

Bedroom Three 7'10" x 6'6" (2.40 x 2.00)



Window to the front aspect and a radiator.

Shower Room



A plumbed shower unit within an independent enclosure, wash hand basin with a pedestal and a dual flush low level wc. The walls are tiled and there is a tall chrome heated towel rail

Gardens



To the front of the property is a garden which is open plan and brick block paved to provide off street parking amenities To the rear is a garden of good proportion with a brick block patio area, an area laid to lawn with an ornamental pond, a well stocked flower bed and a further paved patio area. There is a garden storage shed of good proportion, outside lighting and an outside tap.

Car Parking

To the side of the property is a block paved driveway which can accommodate two vehicles and has double gates giving access to a vehicle hardstanding of ample proportion. The hardstanding is constructed of solid concrete

Tenure

This property is Freehold

Council Tax

East Riding Of Yorkshire Council - Band B

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.

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 under tiled roof

Conservation Area - No

Flood Risk -Low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

Planning - planning applications have been made to properties in the vicinity

Whitakers Estate Agent Declaration:

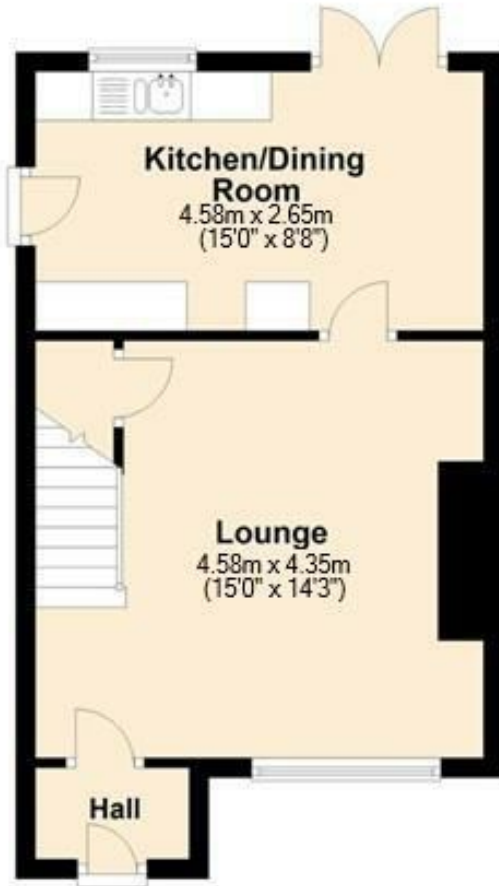
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Agents Notes:

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.

Floor Plan

Ground Floor

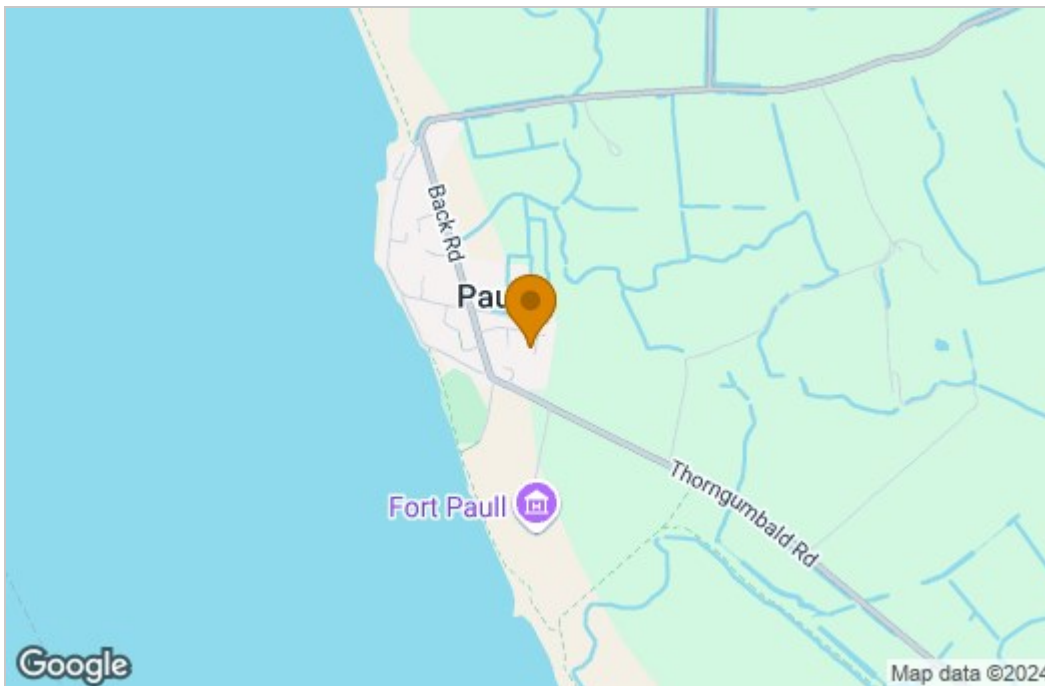


First Floor



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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