

# Whitakers

Estate Agents



## 13 Haven Staithes, Hull, HU12 8HG

**Offers In The Region Of £194,995**

Recently re-furbished throughout and representing "Move Into" accommodation which is ideally suited to the growing family, this modern style semi detached house is a must view.

With open plan contemporary design to the ground floor having an entrance hall, lounge and fitted kitchen with appliances and three bedrooms and a bathroom to the first floor, the property has gas central heating to radiators and double glazing. Set within pleasant gardens with a side driveway, the garage has been converted into a storage area to the front and for dog lovers an enclosure to the rear with a handy "dog bath".

Located in the sought after market town of Hedon with good access to the Hull City centre, the A63 and the M62 corridor beyond and, of course, good connection to the East Coast, the property is just a stroll away from local shops and schools and internal inspection is encouraged.

## Entrance Hall



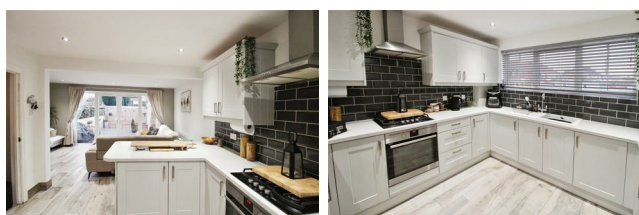
With staircase off, a radiator, useful under stairs storage cupboard and attractive tiled floor. Gives access to :

## Lounge 16'6" x 11'9" (5.05 x 3.60)



French Doors and wall to floor side windows to the rear aspect allowing access to the rear garden and allowing plenty of natural light into the property. There is a feature fire place incorporating a multi fuel burner, a radiator, tiled floor and opens to the :

## Fitted Kitchen 11'9" x 10'5" (3.60 x 3.20)

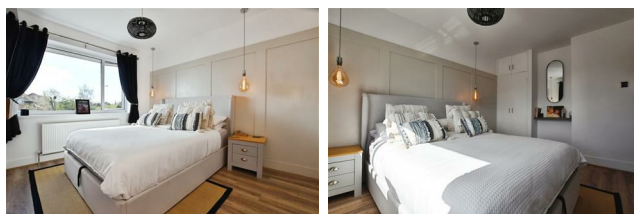


A lovely range of fitted floor and wall units with breakfast bar and contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Window to the front aspect, partially tiled walls spotlights to the ceiling, a contemporary tall radiator, tiled floor continues, and integrated appliances include an electric oven, four ring gas hob, extractor unit and a fridge freezer.

## Landing

Having a built in storage cupboard and giving access to:

## Bedroom One 12'9" x 9'4" (3.90 x 2.85)



Window to the rear aspect, a radiator, attractive wall panelling and a television point.

## Bedroom Two 10'9" x 9'4" (3.30 x 2.85)



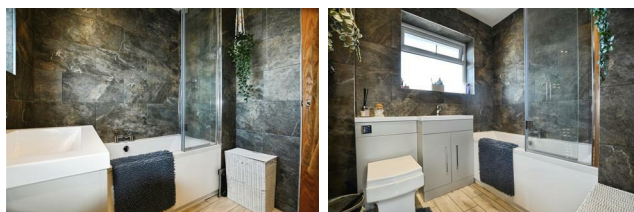
Window to the front aspect, a radiator, built in storage cupboard and a television point.

## Bedroom Three 8'6" x 6'10" (2.60 x 2.10)



Window to the front aspect, spotlights to the ceiling and a radiator.

## Bathroom



Again, a contemporary suite in white to comprise panelled bath and a wash hand basin and a low level wc within a vanity unit. Tiled walls and floor, spotlights to the ceiling, a chrome heated towel rail, wall mirror with in built lighting and a plumbed shower unit over the bath with a "rain" unit and hand held "microphone" unit.

## Gardens



To the front of the property is a garden which is laid to decorative aggregates and to the rear an enclosed south facing garden, again having decorative aggregates with paved patio and a raised ornamental pond.

## Garage



Accessible via a side driveway, the garage has an up and over vehicular door and has been divided internally into a storage unit to the front. To the rear and accessible via a personnel door is an area which has been converted to a "Dog House" complete with a plumbed washing area and also plumbed for an automatic washing machine.

## Council Tax

East Riding of Yorkshire Council - band B

## 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.

## Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk -Low

Mobile Coverage/Signal - EE, Vodafone, Three and 02

Broadband - Basic 20 Mbps and Ultrafast 1000 Mbps

Coastal Erosion - No

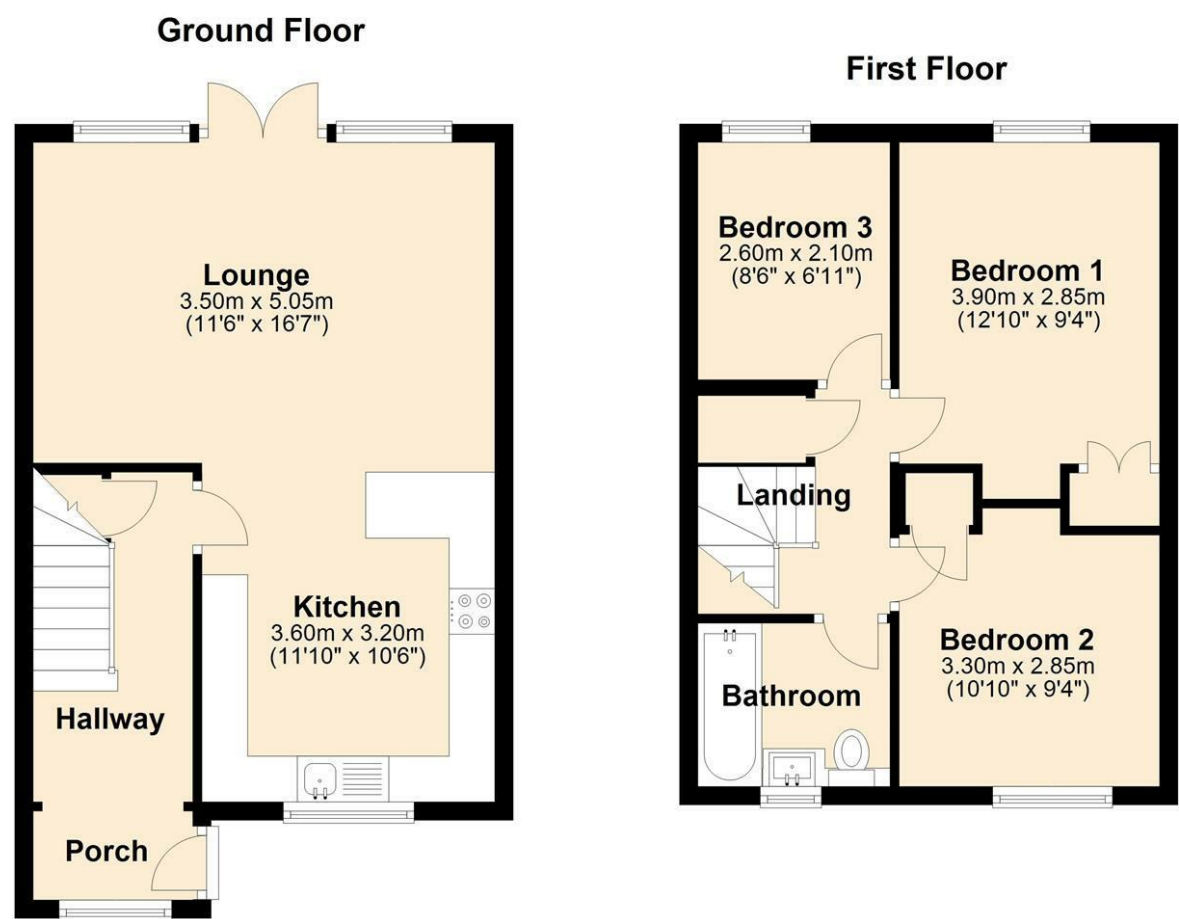
Coalfield or Mining Area -No

Planning -No

## Whitakers Estate Agent Declaration:

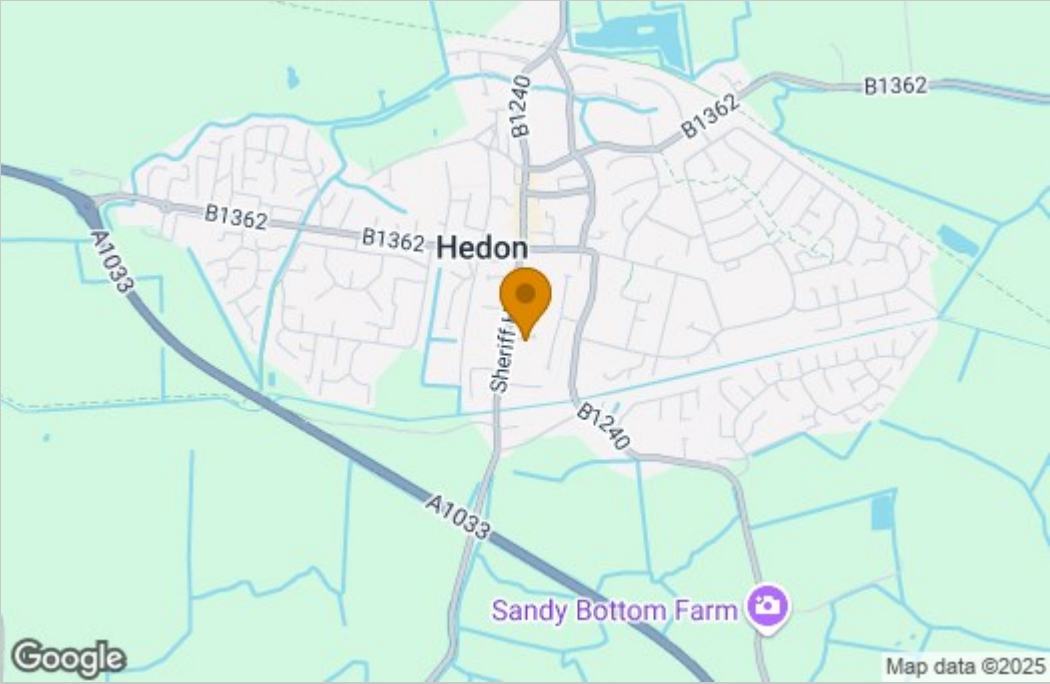
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Floor Plan

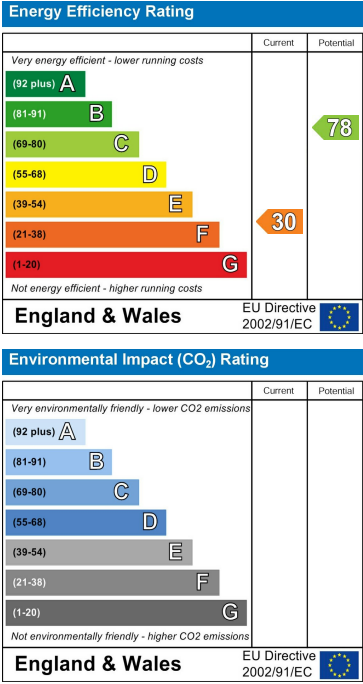


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

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.