

# Whitakers

Estate Agents



**26 Howdale Road, Hull, HU8 9JZ**

**Offers Around £140,000**

This well presented 2 bedroom semi detached property is available to purchase with NO ONWARD CHAIN!

Situated on ever popular Howdale Road, just a short walk from Historic Sutton Village and its range of amenities, the property also enjoys outstanding transport links around the City and would be ideal for First Time Buyers and Downsizers alike!

Briefly comprising; lounge and dining kitchen to the ground floor whilst to the first floor there are two double bedrooms and a family bathroom.

Having the additional benefit of front and rear gardens and a private driveway together with gas central heating and uPVC glazing, the property is sure to prove popular hence early viewing is recommended!



## The Accommodation Comprises

### Entrance

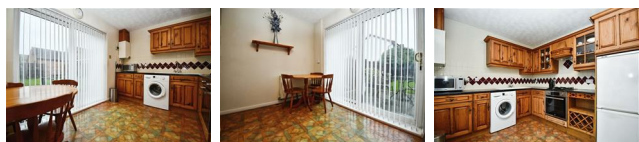
uPVC front entrance door into....

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



With uPVC window to front aspect, carpeted flooring and central heating radiator. Open plan staircase with under stair cupboard lead to first floor,

### Kitchen/Diner 8'10 x 11'11 (2.69m x 3.63m)



Fitted wall and base units with contrasting work surfaces and tiled splashbacks. 4 ring gas hob with electric fan oven below and extractor fan over, composite sink/drainage with mixer taps over, plumbing for under counter automatic washing machine and space for free standing fridge/freezer. Vinyl flooring, central heating radiator, wall mounted central heating boiler, space for family dining table and uPVC Patio doors into rear garden.

### First Floor Landing

Stairs from lounge to first floor landing with carpeted flooring, central heating radiator and loft access hatch.

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



With uPVC window to rear aspect, carpeted flooring, central heating radiator and fitted furniture.

### Bedroom Two 7'6 x 11'11 (2.29m x 3.63m)



With uPVC window to front aspect, carpeted flooring and central heating radiator

### Bathroom 9'2" x 4'6" (2.80 x 1.39)



Panel bath with mixer shower, low flush wc and hand wash basin. Vinyl flooring, part tiled walls, central heating radiator, built in storage cupboard containing instant water heater and uPVC window to side aspect.

### Outside



To the front of the property is a well manicured lawned garden with mature borders featuring an array of plants, shrubs and bushes whilst the side driveway gives ample off road parking. Gate from the foot of the driveway leads to the lovely rear garden laid mainly to lawn with paved patio and slate seating areas, greenhouse, mature borders and fencing to perimeters.

### Tenure

The property is Freehold

### Council Tax

Band B

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 - No

Flood Risk - Low

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

Broadband - Basic 6 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

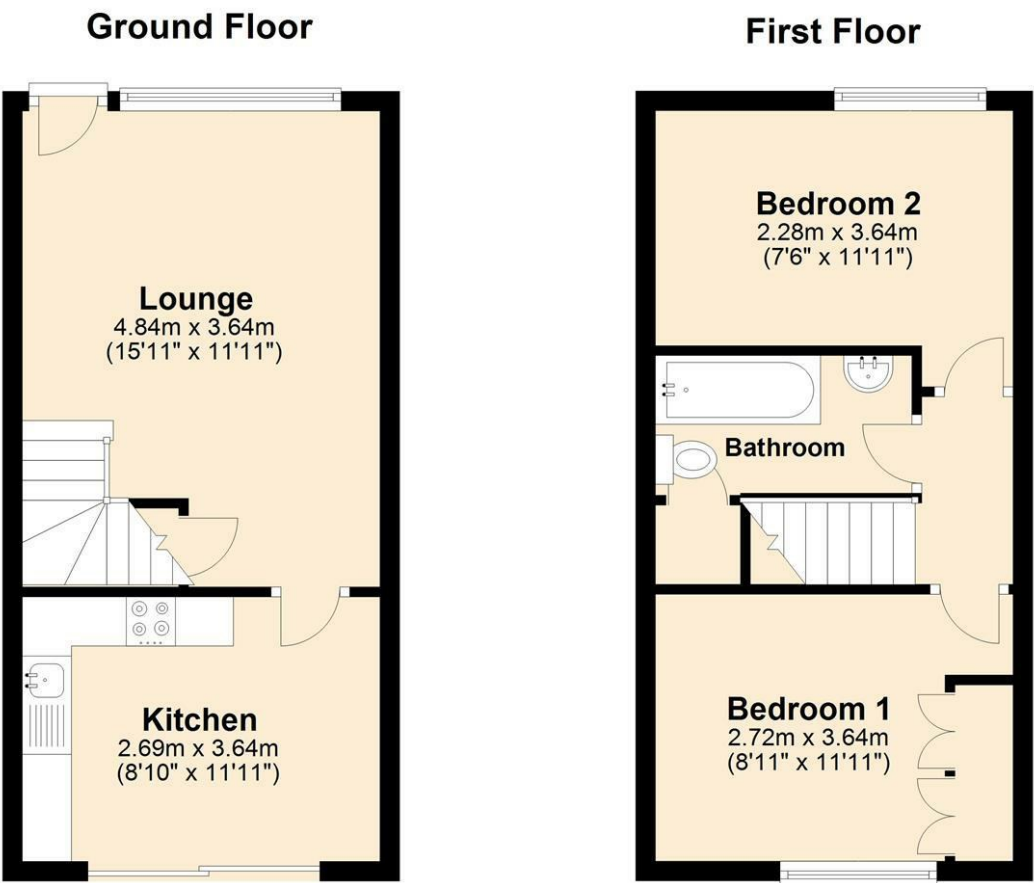
Coalfield or Mining Area - No

Planning - No

#### Whitakers Estate Agent Declaration:

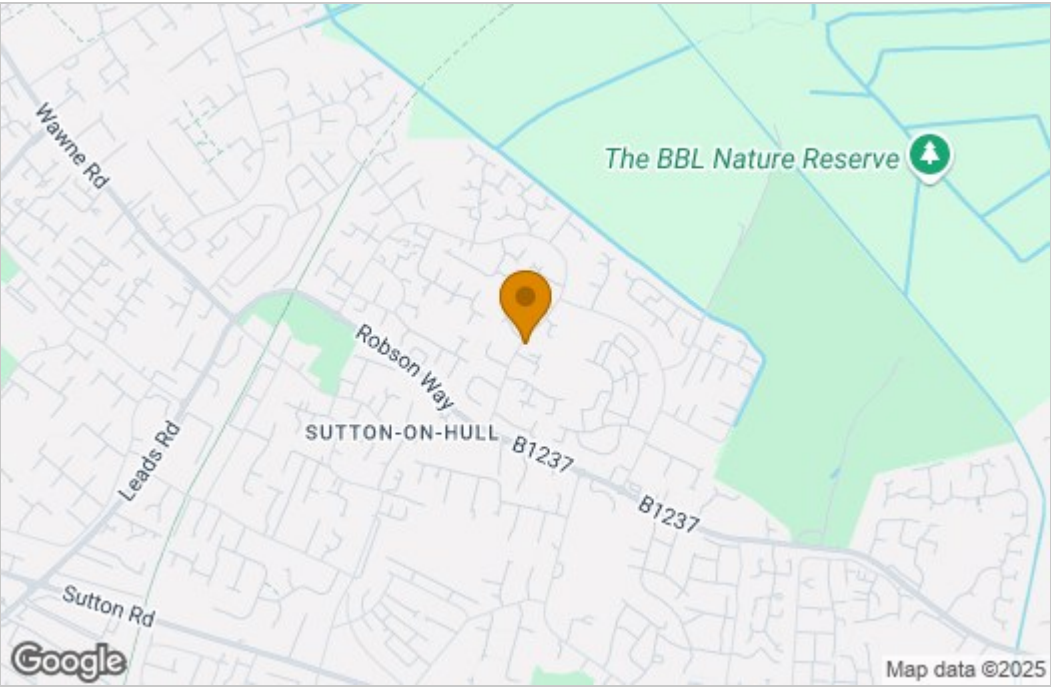
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

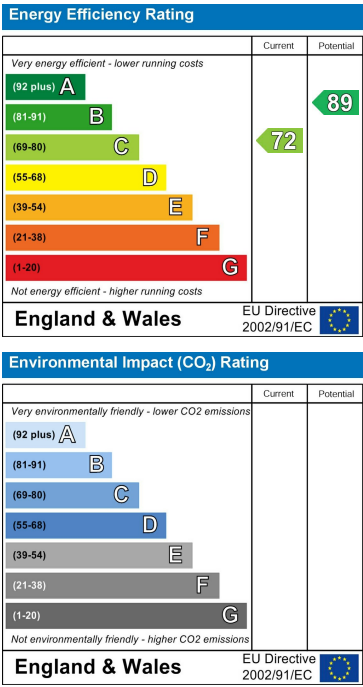


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

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.