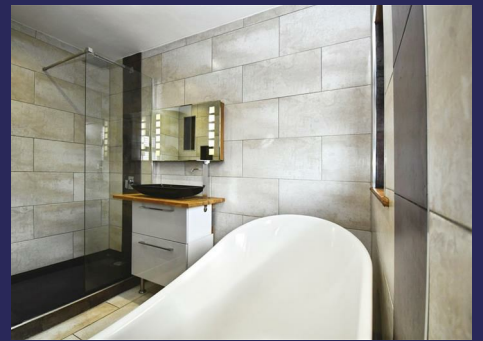


Whitakers

Estate Agents



39 Frome Road, Hull, HU8 9QG

£135,000

This STUNNING 3 bedroom terraced property is available to purchase with NO ONWARD CHAIN!

Having been greatly improved and modernised by the current owner to the highest standard, this lovely home would be an ideal for first time buyers and families alike and is presented in true "move-in" condition!

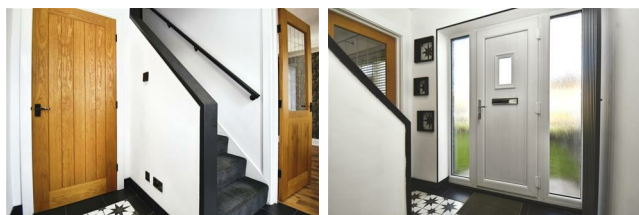
Ideally located in a popular and convenient location, well positioned for local shops, schools and amenities together with excellent transport links around the City, this represents a rare opportunity own this outstanding family home!

Meticulously finished throughout, the property briefly comprises; entrance hallway with under floor heating and utility, spacious through lounge/dining room with log burner and an amazing, integrated modern fitted kitchen with under floor heating to the ground floor whilst to the first floor there are three immaculately appointed bedrooms, a stunning bathroom with separate walk in shower, free standing bath and further under floor heating together with a separate modern wc.

Externally the property benefits from a front garden with option for off road parking (subject to necessary permissions) together with a lovely enclosed rear garden. Properties of this standard rarely become available hence, early viewing is highly recommended!

The Accommodation comprises

Entrance Hallway

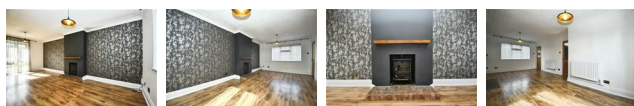


Composite front entrance door with glazed side panels leads to entrance hallway with feature tower radiator tiled flooring with under floor heating, stairs to first floor and door into.....

Utility

With plumbing for automatic washing machine, work surface, cupboard and shelving.

Lounge/Dining Room 21'1 x 11'3 max (6.43m x 3.43m max)



Spacious through lounge/dining room with laminate flooring, two central heating radiators, feature fireplace with brick hearth and log burner, uPVC window to front aspect and hardwood double glazed French doors into rear garden.

Kitchen 10'8 x 8'7 (3.25m x 2.62m)



Modern contemporary kitchen fitted with a range of wall, base and tower units, complementary compressed laminate work surfaces and splash-backs. 4 ring halogen hob with chimney extractor over, integrated mid level double oven and microwave. Brass effect sink with matching mixer taps, integrated fridge/freezer and slimline dish-washer. Tiled flooring with under floor heating, under stair cupboard and double glazed door and uPVC window to rear.

First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring, storage cupboard and loft access hatch.

Bedroom One 11'11 x 11'4 (3.63m x 3.45m)



Master bedroom featuring fitted sliding wardrobes to one wall, laminate flooring, feature wall with bed-side lights, central heating radiator and uPVC window to front aspect.

Bedroom Two 11'11 x 7'9 (3.63m x 2.36m)



With laminate flooring, central heating radiator, built in storage cupboard/wardrobe and two uPVC windows to front aspect.

Bedroom Three 8'10 x 8' (2.69m x 2.44m)



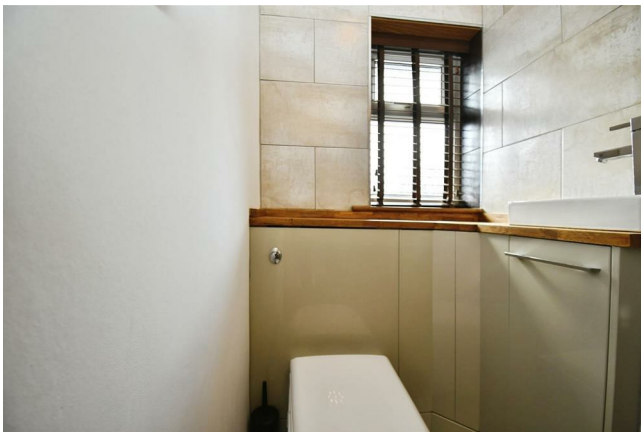
With laminate flooring, central heating radiator, built in storage cupboard and uPVC window to rear aspect.

Bathroom



Stunning bathroom featuring free standing bath with mixer taps, vanity sink unit, walk in double shower with glazed screen and mains rainfall shower . Heated chrome ladder style towel rail, tiled flooring with under floor heating, ceiling spot-lights and two uPVC windows to rear aspect.

Separate w/c



Comprising concealed cistern wc and vanity hand wash basin, tiled flooring, part tiled walls, heated chrome towel rail and uPVC window to rear aspect.

Outside



To the front of the property is a generously sized lawned garden with perimeter fencing which provides potential off road parking (subject to permissions) whilst side passageway with gate access leads to the lovely enclosed rear garden laid mainly to lawn with block paved and decked seating areas, gravel beds with mature plants and shrubs, perimeter fencing, gate access to side passageway and a handy brick built, timber clad sheds with electric supply.

Tenure

The property is Freehold

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC

EPC rating D

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 - Very Low

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

Broadband - Basic 8 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

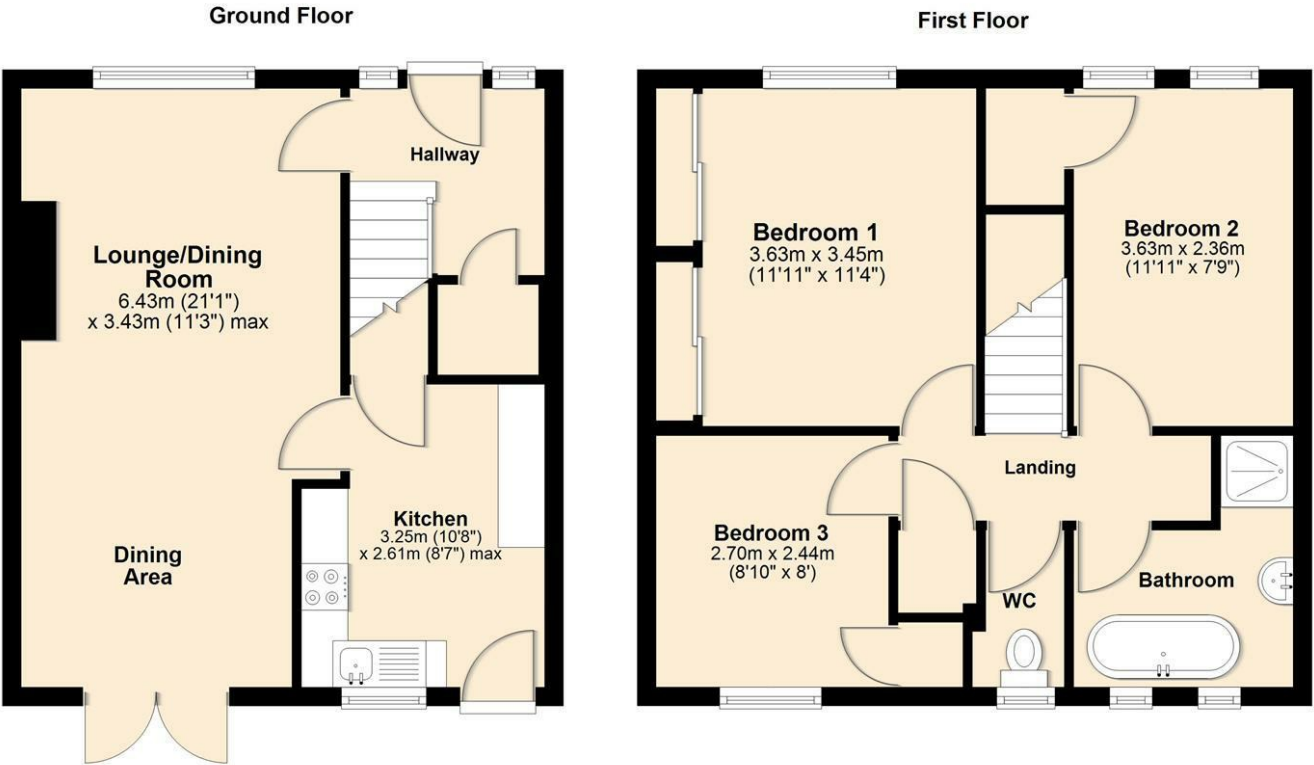
Coalfield or Mining Area - No

Planning - No

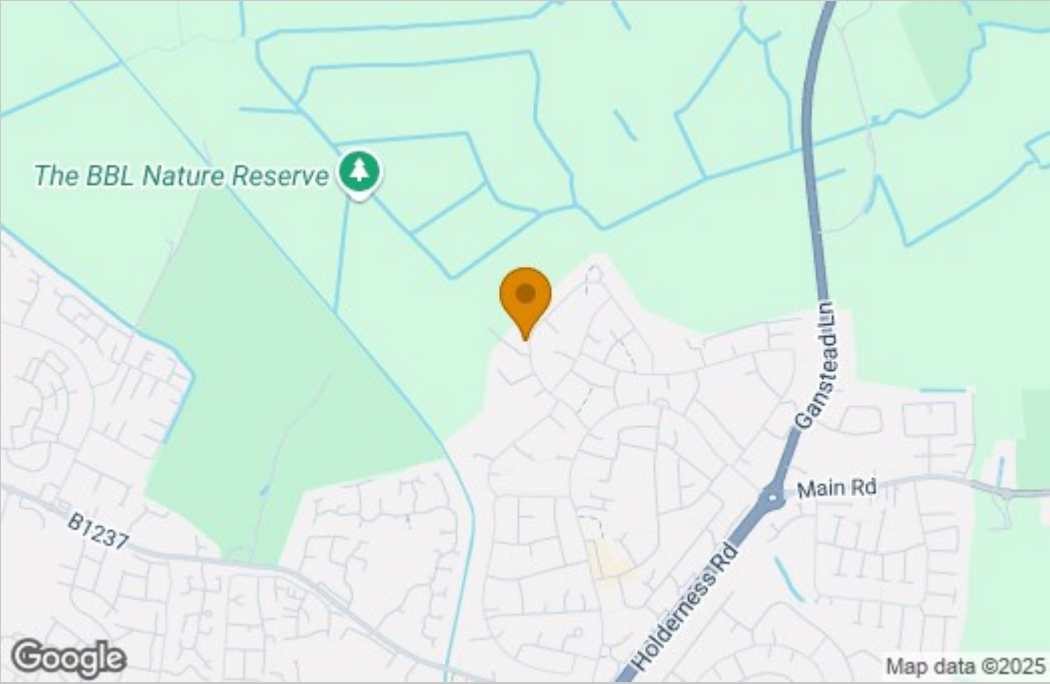
Whitakers Estate Agent Declaration:

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.

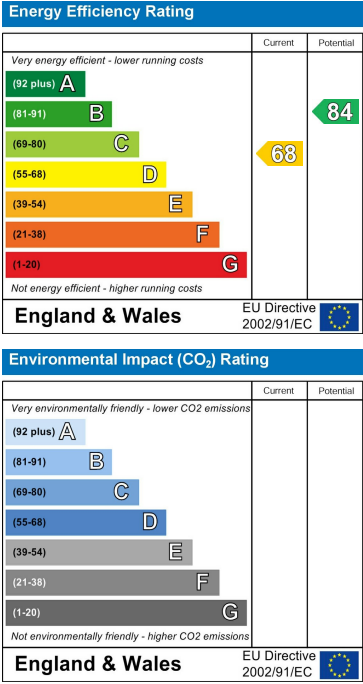
Floor Plan



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.