

Whitakers

Estate Agents



3 Gillshill Road, Hull, HU8 0JG

Asking Price £210,000

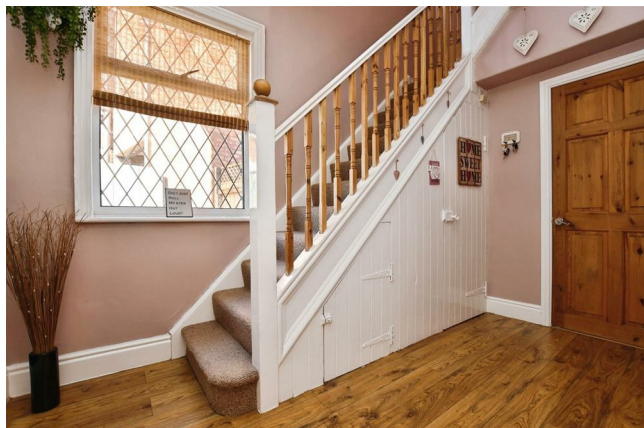
SITUATED IN A FABULOUS LOCATION TO THE EAST OF THE CITY IN THE HEART OF THE MALET LAMBERT CATCHMENT AREA, JUST YARDS TO STROLL TO THE WONDERFUL EAST PARK AMENITIES AND BOASTING AN OPEN REAR ASPECT TO THE PELICAN PLAYING FIELD, THIS EXTENDED SEMI DETACHED HOUSE IS A MUST VIEW FOR THE GROWING FAMILY UNIT.

The accommodation briefly comprises reception hall, lounge, fitted kitchen with appliances opening to a further lounge/orangery having bi-folding doors giving access to the rear garden, three first floor bedrooms of good proportion and a family bathroom. With the expected gas central heating system to radiators and double glazing, the property has a pleasant rear garden and off street car parking amenities to the front.

ENJOYING A CONTEMPORARY THEME THROUGHOUT AND VERY WELL PRESENTED, INTERNAL INSPECTIONS ARE RECOMMENDED IN ORDER TO AVOID DISAPPOINTMENT.

The Accommodation Comprises

Reception Hall



Attractive laminate flooring, window to the side aspect, radiator and staircase off.

Lounge 13'6" x 14'11" (4.14 x 4.55)



Window to the front aspect, laminate flooring,, radiator and attractive fireplace.

Fitted Kitchen 11'0" x 11'4" (3.36 x 3.46)



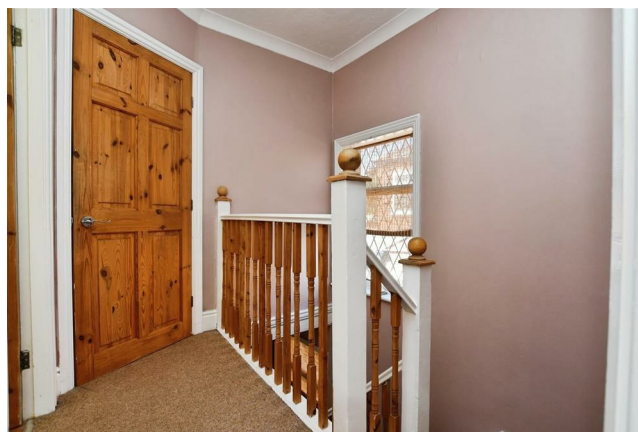
A lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset ceramic sink unit with "Victorian" effect mixer tap. Partially tiled walls, laminate flooring, a radiator integrated appliances include an electric oven and a four ring gas hob. Open aspect to:

Lounge/ Orangery 11'11" x 17'5" (3.64 x 5.32)



A spectacular living area boasting bi - folding doors to the rear aspect giving access to the rear garden. There is a solid fuel effect gas burner, laminate flooring, spotlights to the ceiling two roof windows and a radiator.

First Floor Landing



Window to the side aspect and access to :

Bedroom One 11'7" x 11'4" (3.54 x 3.46)



Window to the front aspect and a radiator.

Bedroom Two 10'8" x 11'7" (3.27 x 3.54)



Window to the rear aspect, laminate flooring and two radiators.

Bedroom Three 9'6" x 7'0" (2.92 x 2.14)



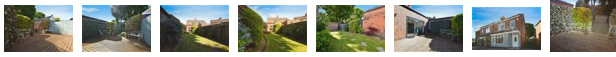
Window to the front aspect, laminate flooring and a radiator.

Bathroom



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

Garden



To the rear of the property is a garden with an open aspect to Pelican playing field, laid to lawn with a decking seating area and a garden shed.

Tenure

This property is Freehold

Council Tax

Hull City Council - 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.

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, O2

Broadband - Basic 13 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.

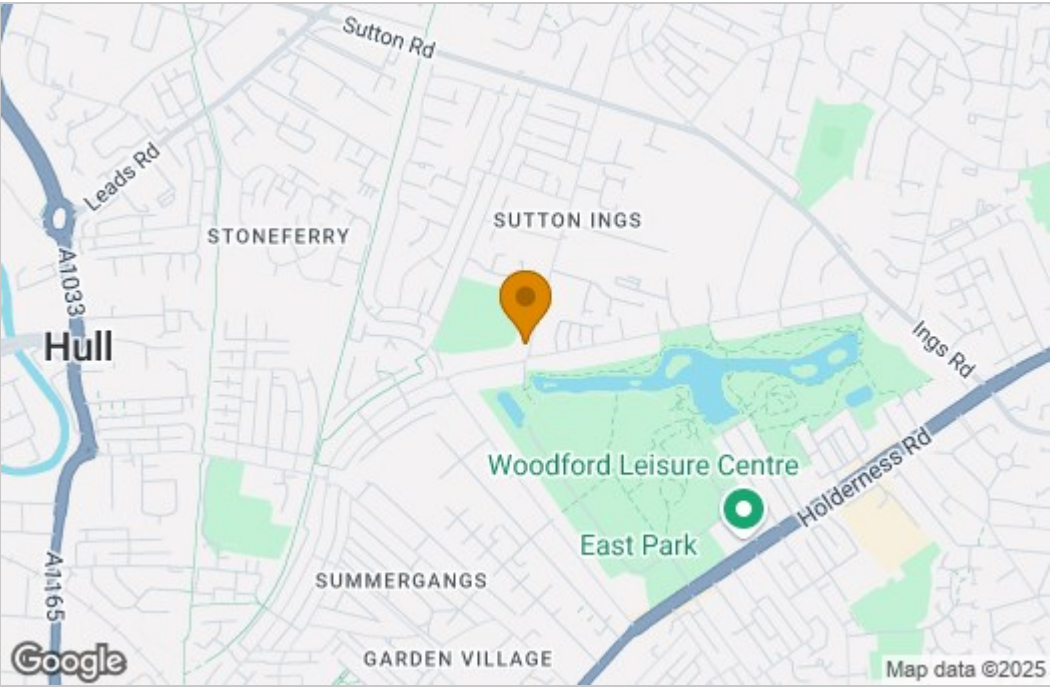
Car Parking

There are facilities to the front of the property for off street car parking.

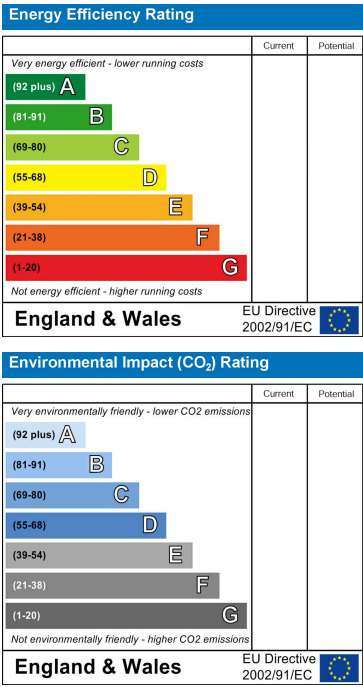
Floor Plan



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.