

Whitakers

Estate Agents



43 Roborough Close, Hull, HU7 4RN

Asking Price £99,950

Whitakers are pleased to bring this well presented Three Bedroom Terraced Property to the market, available with NO ONWARD CHAIN!

The accommodation boasts a fabulous Open Plan Layout incorporating the Kitchen through to the Dining Area and Lounge with feature fireplace and French doors opening out to the Garden, creating a lovely social space, ideal for entertaining family & friends.

To the first floor is the recently fitted, contemporary Shower Room and Three Bedrooms, all good size and include wardrobes/storage.

Outside there are easily maintained Gardens to front & rear and two brick built storage sheds.

Benefitting from UPVC double glazing and gas central heating, the property would make an outstanding investment or first purchase, hence early viewing is recommended!

Well located close to local shops, schools and amenities, the property also benefits from excellent transport links around the City as well as being only a few minutes drive from the popular Kingswood Retail Park and the wealth of retail and leisure facilities offered.

Accommodation Comprising

Entrance & Lobby

Double glazed entrance door into lobby with two useful storage shed/ cupboards and a door opening to the hallway.

Hallway

A door opens from the lobby into the hallway, welcoming you in to view with stairs taking you up to the first floor and doors to the W.C. and Kitchen

Ground Floor W.C. 5'10" x 2'7" (1.78 x 0.81)

With low flush W.C. and wash basin with splashback tiling. UPVC window to front aspect.

Dining Kitchen 18'9" x 9'6" (5.72 x 2.91)



A modern dining kitchen with a range of fitted base and wall units, contrasting work surface and tiled splashbacks. Built in oven with gas hob and stainless steel extractor hood above. Space and plumbing for automatic washing machine, electric dryer and fridge freezer (may be included) Double glazed window to front aspect , radiator and tiled floor.

Open Plan to Dining Area

With space for table and chairs and an opening to the Lounge.

Lounge 12'5" x 13'8" (3.81 x 4.18)



A comfortable lounge open from the dining area with feature fireplace and double glazed French doors enjoying views of the garden, creating a lovely social space, ideal for entertaining family & friends. Radiator, laminate flooring and double glazed window. A door opens to the rear porch.

Lounge Feature



Rear Porch 5'8" x 2'7" (1.75 x 0.79)

Double glazed door into porch and a door opening out to the garden.

Bedroom One 13'4" x 9'3" (4.07 x 2.84)



A double bedroom with a range of fitted wardrobes and overhead top boxes . Built in storage cupboard. Double glazed window and radiator.

Bedroom Two 12'9" x 8'7" (3.91 x 2.62)



A range of wardrobes included, double glazed window and radiator.

Bedroom Three 8'7" x 7'1" (2.64 x 2.16)



A further bedroom, currently used as a dressing room with wardrobes and dressing unit. Double glazed window and radiator.

Shower Room 6'7" x 5'7" (2.03 x 1.72)



Recently fitted, fully tiled shower room with walk in shower cubicle and glazed screen, vanity unit with washbasin and useful storage below. Radiator and double glazed window.

Outbuilding Brick Sheds

There are two brick built outbuildings / sheds providing ample storage facilities.

Gardens



There are easily maintained gardens to front and rear with paved patio areas, decorative shrubbery and timber fencing to boundaries.

Tenure

The property is Freehold tenure.

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC

Awaiting EPC

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 O2

Broadband - Basic 13 Mbps Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

Planning -No

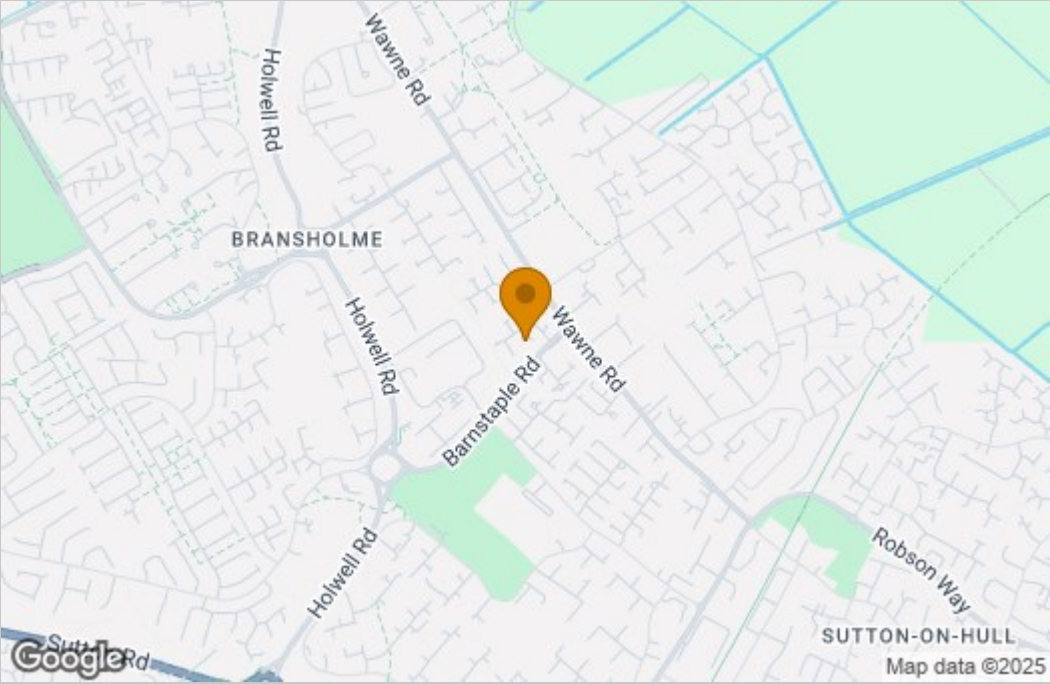
Whitakers Estate Agent Declaration:

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.

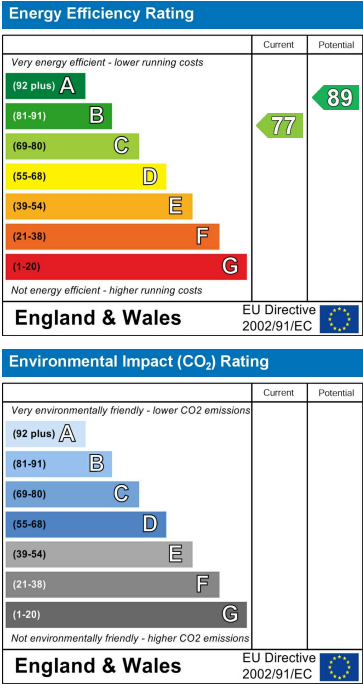
Floor Plan



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.