

# Whitakers

Estate Agents



## 5 Fieldside Garth, Hull, HU6 7YE

**Asking Price £149,950**

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

Ideally positioned on a quiet cul-de-sac well situated for local shops, schools and amenities as well as having excellent transport links into the City and out to nearby Beverley, the property is also just a short drive from the wealth of retail and leisure facilities at nearby Kingswood Retail Parks.

Well presented throughout, the property briefly comprises; front porch, living room and fitted kitchen to the ground floor whilst to the first floor there are 2 double bedrooms and a modern bathroom.

Externally the property has off road parking to the front together with a side driveway and a lovely enclosed rear garden.

Having the additional benefit of gas central heating and uPVC glazing throughout, this represents an outstanding opportunity to purchase a charming home in a most popular location!



## The Accommodation Comprises

### Front Porch

uPVC front entrance door into porch with door into.....

### Living Room 18'8 x 11'7 (5.69m x 3.53m)



With uPVC window to front aspect, carpeted flooring, central heating radiators, fire surround with inset gas fire, open plan stairs to first floor and door into....

### Kitchen 7'5 x 11'6 (2.26m x 3.51m)



With a range of modern fitted wall and base units, contrasting work surfaces and tiled splash backs. 4 ring gas hob with fan oven below and extractor over. 1 1/2 bowl stainless steel sink/drain, plumbing for automatic washing machine, vinyl flooring, central heating radiator and uPVC window and door to rear garden.

### First Floor Landing



With carpeted flooring and access hatch to loft.

### Bedroom One 11' x 11'6 (3.35m x 3.51m)



Carpeted flooring, uPVC window to rear, central heating radiator and fitted wardrobes

### Bedroom Two 8'6 x 11'7 (2.59m x 3.53m)



Carpeted flooring, uPVC window to front, central heating radiator and fitted sliding wardrobes.

### Bathroom



Walk in shower with wall mounted mains shower and fitted glazed screen. Low flush wc, vanity hand wash basin, heated towel rail, panelled walls, vinyl flooring, extractor fan and uPVC window to side aspect.

### Outside



The front of the property is gravelled to provide off road parking whilst the side drive leads to the rear of the property where there is gate access to the rear garden laid mainly to lawn with patio seating area, timber fencing and handy storage shed

### Tenure

The property is Freehold

### Council Tax

Council Tax band B

Kingston upon Hull City Council

## 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/Tile

Conservation Area - No

Flood Risk - Medium

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

Broadband - Basic 7 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

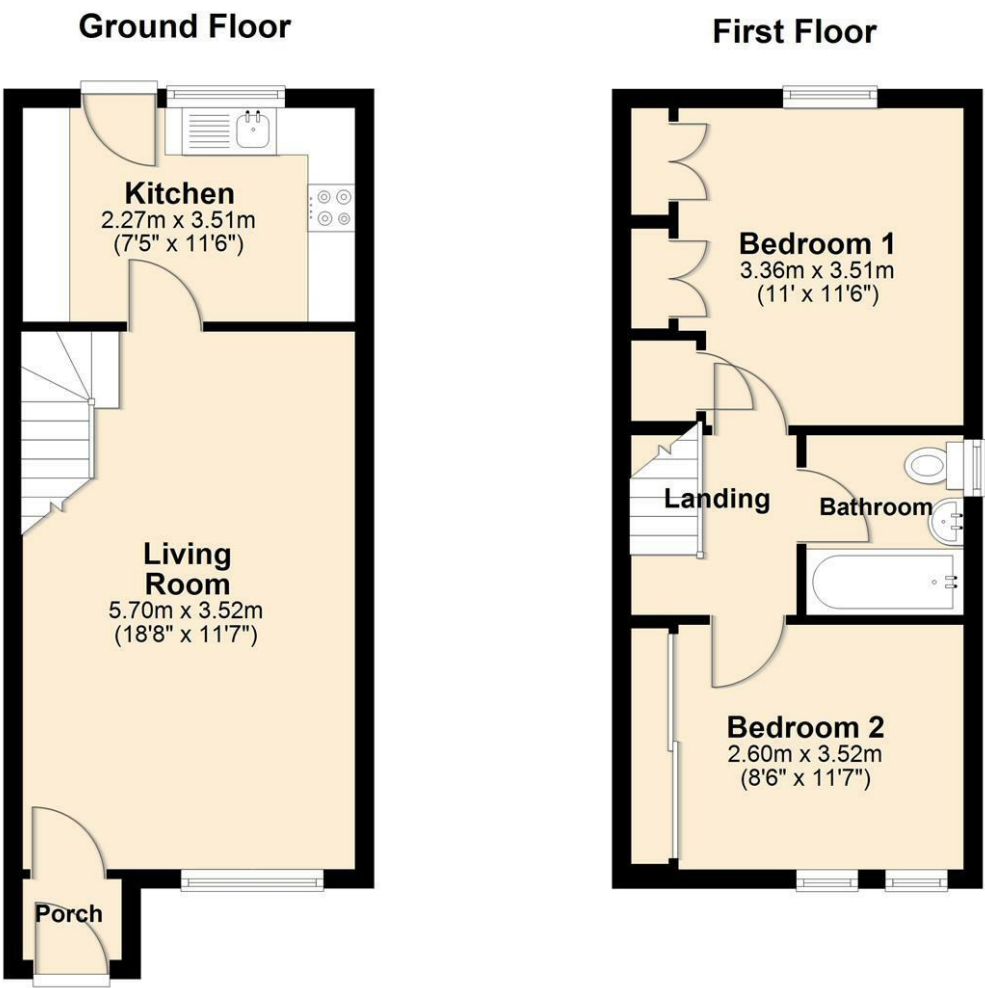
Coalfield or Mining Area - No

Planning - No

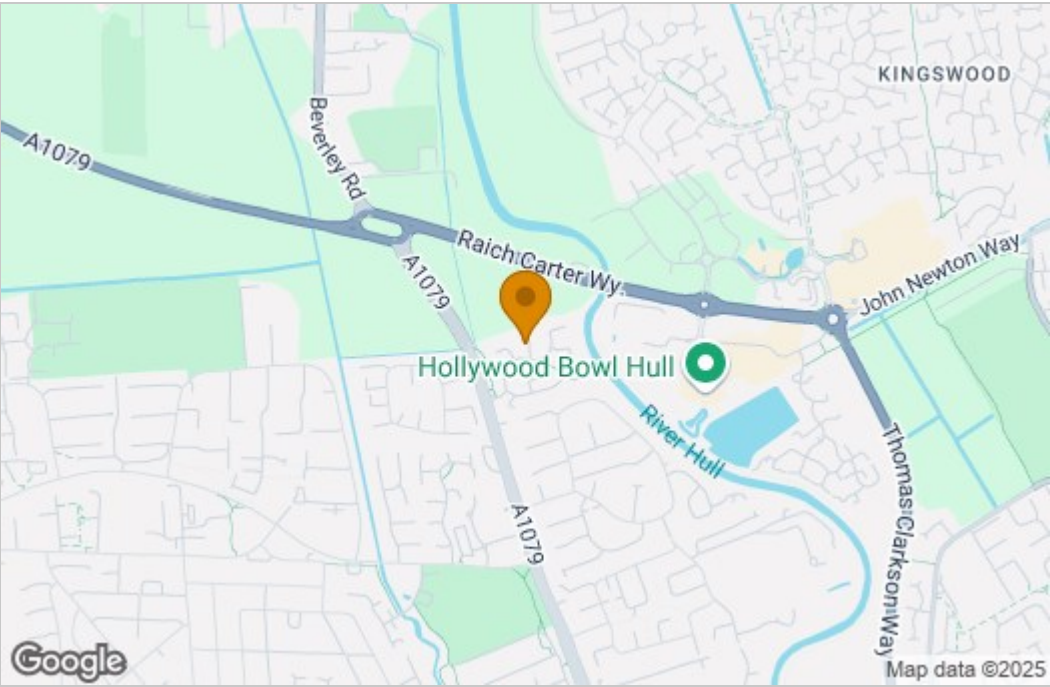
### Whitakers Estate Agent Declaration:

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.

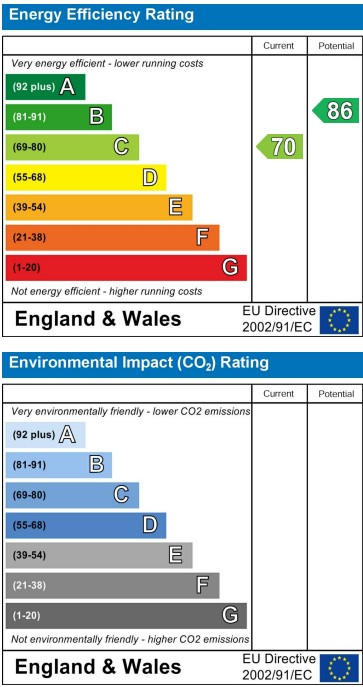
Floor Plan



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.