

Whitakers

Estate Agents



239 Waveney Road, Hull, HU8 9NB

£129,995

A FABULOUS OPPORTUNITY FOR THE YOUNG FAMILY, THIS MODERN STYLE MID TERRACE HOUSE IS PRESENTED IN "MOVE INTO" CONDITION AND EARLY VIEWINGS ARE ADVISED TO AVOID DISAPPOINTMENT. THE ACCOMMODATION COMPRISES ENTRANCE HALL, LOUNGE AND DINING AREA, FITTED KITCHEN WITH APPLIANCES, THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A BATHROOM WITH SEPARATE WC. HAVING GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY IS SET WITHIN PLEASANT GARDENS AND ENJOYS OFF STREET CAR PARKING AMENITIES FOR TWO VEHICLES LOCATED ON THIS POPULAR DEVELOPMENT TO THE EAST OF THE CITY AND HANDILY PLACED FOR LOCAL SHOPS AND SCHOOLS, INTERNAL INSPECTIONS ARE WELCOME.

Entrance Hall



With staircase off and a radiator.

Lounge 13'7" x 11'1" (4.15 x 3.40)



Bow window to the front aspect and a radiator. Opens to;

Dining Area 7'2" x 9'5" (2.20 x 2.88)



A radiator and French Doors giving access to the rear garden.

Fitted Kitchen 13'7" x 8'6" (4.15 x 2.60)



A good range of fitted floor and wall units with contrasting preparation surfaces and splash backs, having an inset sink unit with mixer tap. Window to the rear aspect to the rear aspect, plumbing for an automatic washing machine, a radiator, useful under stairs storage cupboard

and integrated appliances include an electric oven, four ring induction hob and a microwave oven.

First Floor Landing

With two useful storage cupboards and giving access to :

Bedroom One 11'11" x 7'6" (3.65 x 2.30)



Window to the front aspect and a radiator.

Bedroom Two 8'8" x 8'0" (2.65 x 2.45)



Window to the rear aspect, a radiator and a built in storage cupboard.

Bedroom Three 11'11" x 7'6" (3.65 x 2.30)



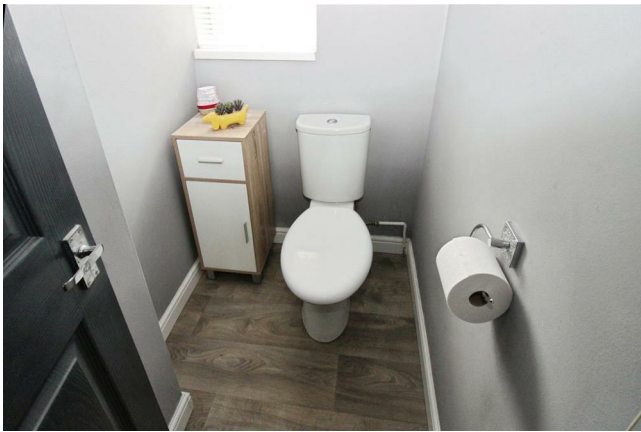
Window to the front aspect, built in storage cupboard and a radiator.

Bathroom



A white suite to comprise panelled bath and a wash hand basin with a pedestal. Tiled walls, a radiator and there is an electric shower unit over the bath with a shower screen to the bath side.

Separate Wc



Having a low level unit.

Gardens And Car Parking Amenities



To the front of the property is a courtyard area which leads to a front garden laid to decorative aggregates providing off street parking for two vehicles. To the rear is a garden laid to lawn with an attractive decking seating area, a patio area and a second patio area with pergola. There is a brick built storage shed and beyond this is an area suitable for a dog run, with a storage shed.

Council Tax
Hull City Council
Band A

Tenure
This Property is property is Freehold.

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.

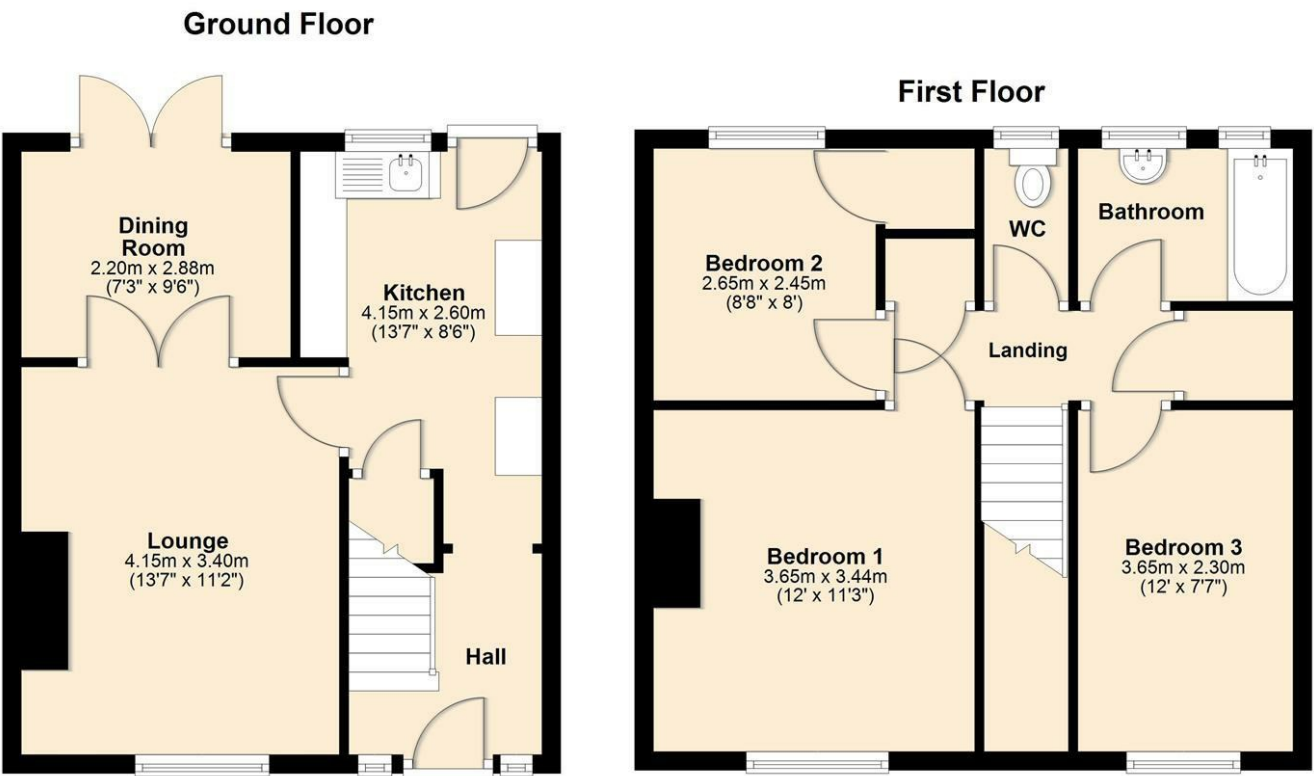
Whitakers Estate Agent Declaration:

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.

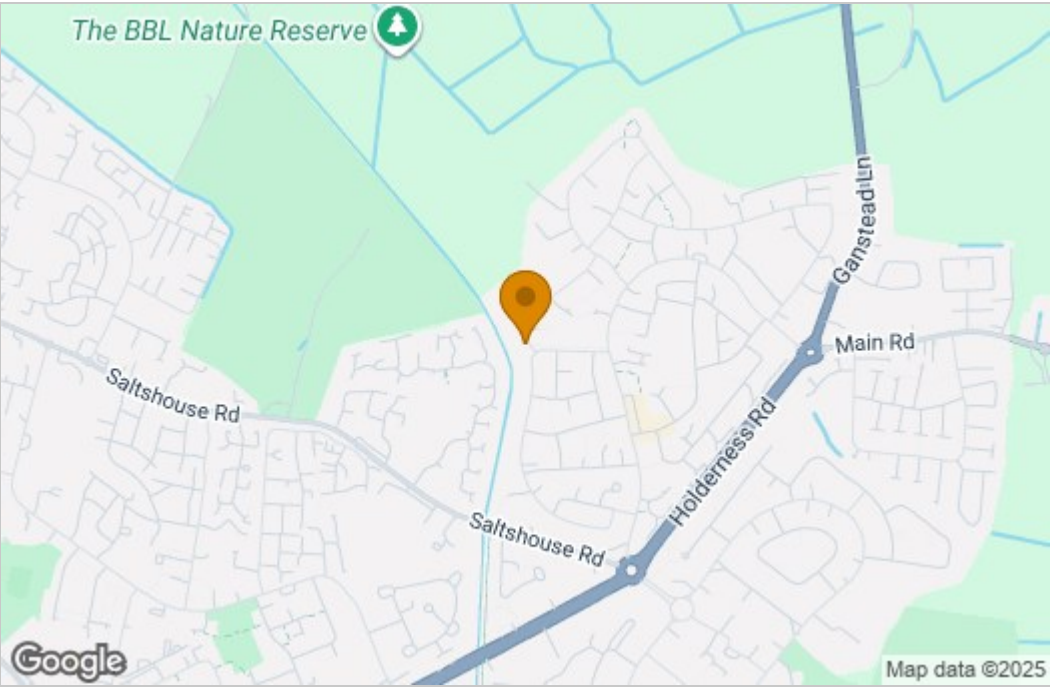
Material Information:

Construction - Brick under tiled roof
Conservation Area - No
Flood Risk -Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 4 Mbps Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

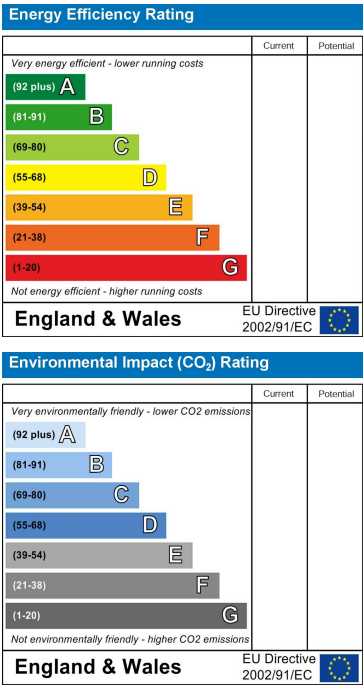
Floor Plan



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.