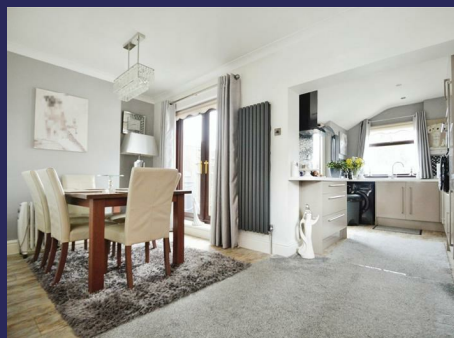


# Whitakers

Estate Agents



## 16 Murrayfield Road, Hull, HU5 4DW

**Offers In The Region Of £210,000**

This very well presented end property has been well maintained throughout, and offered to the market as move into condition, situated in this prime residential area, ideal for the growing family.

The main features include - entrance, front lounge, dining room and open plan contemporary fitted kitchen, the first floor boasts three good bedrooms (beds one and two are fitted) along with the well presented family bathroom suite.

Externally to the front is a gated garden, low maintenance in design for off street parking, the rear garden is enclosed to the boundary, mainly laid to lawn with a paved patio seating area to enjoy the sun in the warmer months.

Murrayfield road is located off Chanterlands Avenue, well placed to access a wide range of amenities and boasts access to good local schools making this a popular choice for families.

Early viewings are advised.

### The Accommodation Comprises;

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### Front External



### Ground Floor Accommodation

#### Entrance Hall



UPVC double glazed entrance door, radiator,

staircase leading to the first floor landing and understairs storage cupboard.

#### Lounge 14'5 x 11'1 (4.39m x 3.38m)



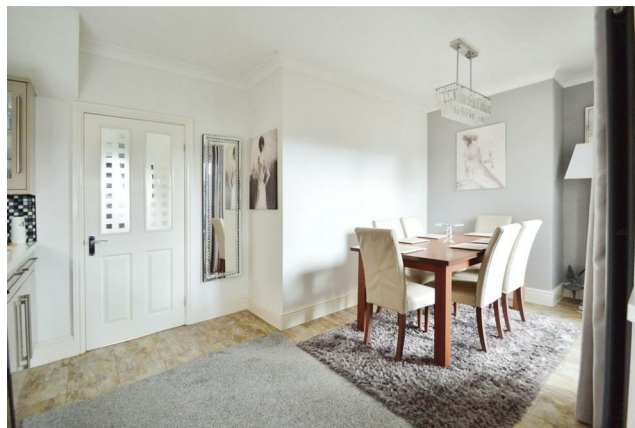
UPVC double glazed bay window, gas fire with marble inset and hearth.

#### L-Shaped Dining Kitchen 21'4 x 17'1 (6.50m x 5.21m)



Two UPVC double glazed windows and UPVC French doors leading to the rear garden, with an additional UPVC double glazed rear entrance door. Fitted with a range of base, drawer and wall mounted units, work tops and splash back tiles, sink unit and double oven.

#### Dining Area



## Kitchen Area



## First Floor Accommodation

### Landing



Access to all bedrooms and bathroom and the loft hatch.

### Bedroom One 11'4 x 9'0 (3.45m x 2.74m)



UPVC double glazed bay window, radiator and fitted wardrobes.

### Bedroom Two 10'0 x 8.7 (3.05m x 2.44m.2.13m)



UPVC double glazed window, radiator and fitted wardrobes.

### Bedroom Three 6'9 x 6'0 (2.06m x 1.83m)



UPVC double glazed window and radiator.

### Bathroom



UPVC double glazed window and fitted with a three piece suite comprising; panelled bath with mixer shower over, pedestal sink unit and a low flush W.C.

## Externally



Externally to the front is a gated garden, low maintenance in design for off street parking, the rear garden is enclosed to the boundary, mainly laid to lawn with a paved patio seating area to enjoy the sun in the warmer months.

## Tenure

The property is freehold.

## Council Tax Band

The local authority for this property is Hull City Council and we understand the Council Tax Band to be band B.

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 7 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

## Additional products and services

Whitakers 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.

## Disclaimer

Services, fittings & equipment referred to in these sale 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.

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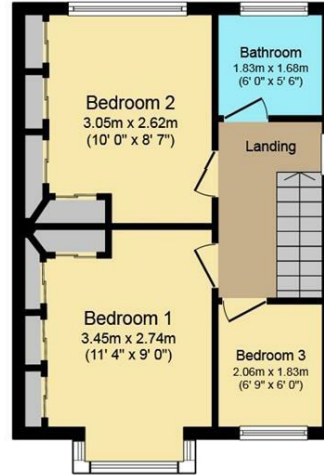
## Sales valuations

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.

# Floor Plan



**Ground Floor**  
Floor area 45.8 sq.m. (493 sq.ft.)  
approx



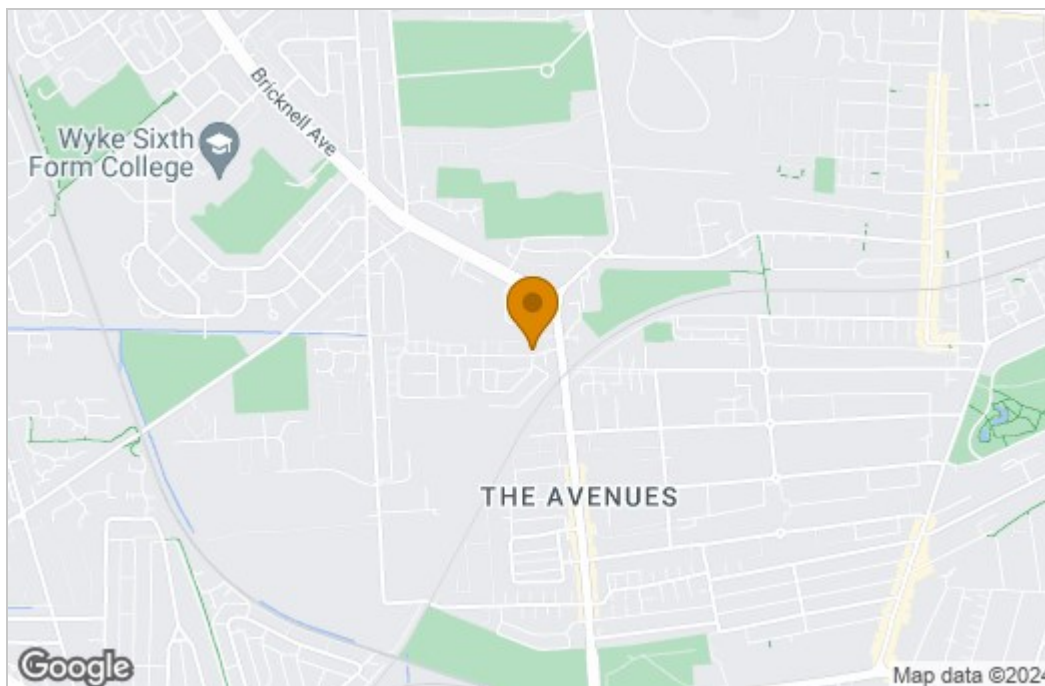
**First Floor**  
Floor area 38.3 sq.m. (413 sq.ft.)  
approx

Total floor area 84.1 sq.m. (906 sq.ft.) approx

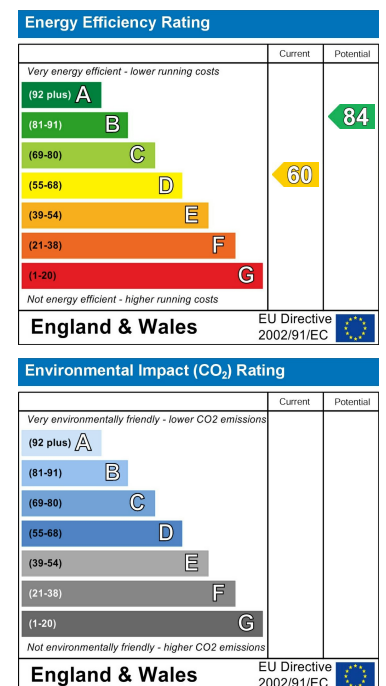
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.