

Whitakers

Estate Agents



9 Doongarth, Hull, HU4 7JZ

Offers Over £120,000

No Onward Chain!

This neat and tidy three bed property is offered to the market with no onward chain, situated in a sought after Cul de sac position, boasting easy access to good local schools and amenities, and has easy access to the A63/M62 motorway networks going West.

The main features include - entrance, front lounge, open plan fitted kitchen / diner, the first floor boasts three good bedrooms (master with built in wardrobe) along with the family bathroom suite.

Externally to the front is a low maintenance garden designed for off street parking, the rear garden is southerly in orientation with two brick built outbuildings.

This would make a great family home or also ideal as a first step onto the property ladder.

Early viewings are advised.

The Accommodation Comprises



Entrance Hall

Double glazed front entrance door, vertical radiator laminate flooring and staircase leading to the first floor.

Lounge 15'1 x 11'6 (4.60m x 3.51m)



UPVC double glazed window, laminate flooring, a gas fire with wooden surround, radiator and an understairs storage cupboard.

Kitchen 14'9 x 8'2 (4.50m x 2.49m)



UPVC double glazed barn style door and UPVC double glazed window and radiator. Fitted with a range of cream base, drawer and wall mounted units, work surfaces and mosaic tiling behind, and a sink unit with a mixer tap over.

Landing

With access to the loft hatch.

Bedroom One 14'5 x 9'10 (4.39m x 3.00m)



UPVC double glazed bay window, radiator and built in storage cupboards.

Bedroom Two 9'10 x 8'10 (3.00m x 2.69m)



UPVC double glazed window and radiator.

Bedroom Three 11'2 x 6'11 (3.40m x 2.11m)



UPVC double glazed window, radiator and storage above the staircase.

Bathroom



Two UPVC double glazed windows and vertical radiator. Fitted with a three piece suite comprising; panelled bath with electric shower over, pedestal wash basin and a low flush W.C.

Externally



Externally to the front is a low maintenance garden designed for off street parking, the rear garden is southerly in orientation with two brick built outbuildings.

Tenure

The tenure of the property is freehold.

Council Tax Band

Council Tax Band 'A'.

Local Authority - Kingston-Upon-Hull.

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.

Agents Notes

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.

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

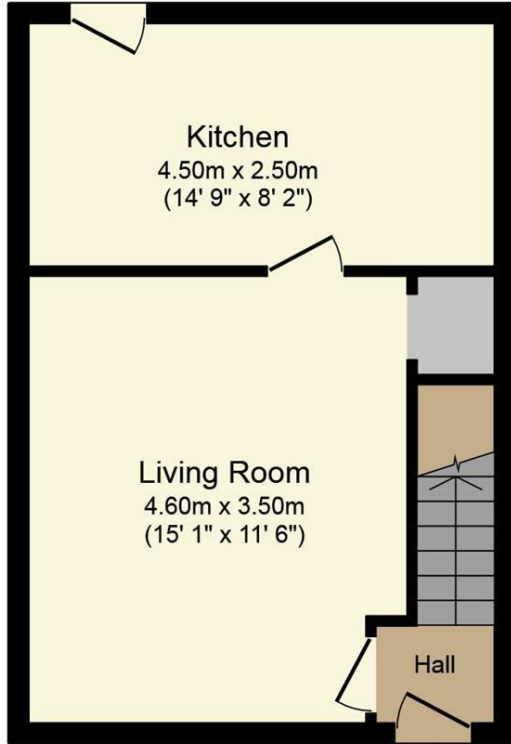
of your property.

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.

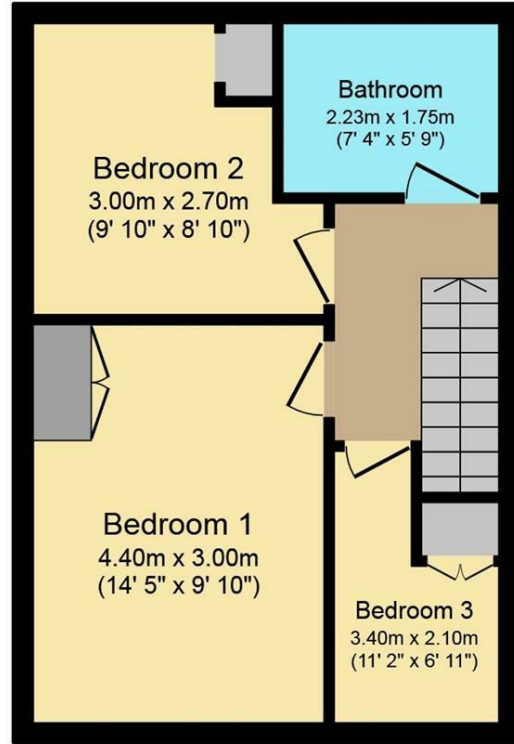
Whitakers Estate Agent Declaration

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



Ground Floor



First Floor

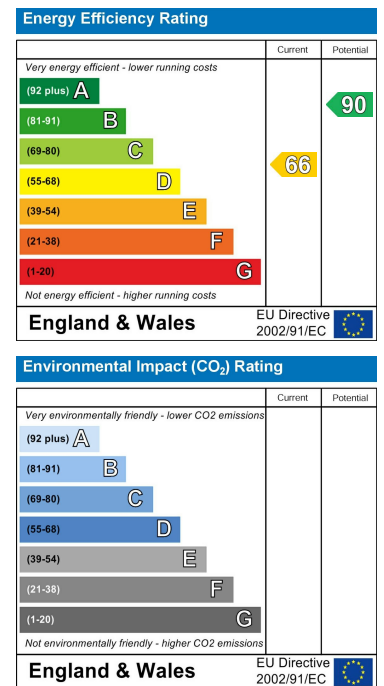
Total floor area 69.1 m² (744 sq.ft.) approx

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

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.

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