

Whitakers

Estate Agents



18 Mollison Road

, Hull, HU4 7HB

£184,950



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The Accommodation Comprises

Ground Floor

Entrance

Storm porch and a Upvc double glazed front door

Hall

With central heating radiator and under stairs storage cupboard

Lounge

14'2 x 11'1 (4.32m x 3.38m)

This good sized lounge , cast iron Gas fire with marble hearth. Upvc double glazed bay window to front elevation and a central heating radiator.

Kitchen / Diner

17'3 x 14'2 (5.26m x 4.32m)

This good sized room comprises a range of cream floor and eye level units with complimentary work surfaces above with integrated Electric Oven, Hob and Hood, Stainless sink with mixer tap. And plumbing for a Dishwasher. Central heating radiator and Upvc French doors that open out into the Conservatory.

Conservatory

17'5 max x 8'5 (5.31m max x 2.57m)

This large room has Upvc double glazed windows to three sides and French doors that open out to the garden.

First Floor

Landing

With fixed stairs leading to the loft space

Bedroom One

11'7 x 10'0 (3.53m x 3.05m)

Upvc double glazed bay window to the front aspect and central heating radiator.

Bedroom Two

11'8 x 10'7 (3.56m x 3.23m)

With laminate flooring and built in storage. Central heating radiator and Upvc double glazed window.

Bedroom Three

7'10 x 7'5 (2.39m x 2.26m)

Central heating radiator and Upvc double glazed window.

Bathroom

6'2 x 5'9 (1.88m x 1.75m)

With a panelled bath, wash hand basin and low flush W.C. Upvc double glazed window to rear elevation. Tiled walls and a central heating radiator.

Loft Room

17'4 x 10'9 (5.28m x 3.28m)

This useful space is accessed via the fixed staircase, with roof window and storage in the eaves.

External

The front garden is low maintenance by design, mainly laid to gravel stone for off street parking accessed via the shared driveway, which leads to the garage. The rear garden is enclosed to the boundary, mainly laid to lawn and again enclosed. The garage has lights and power.

Tenure

The property is freehold.

Council Tax Band
Hull City Council- Council Tax Band B

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 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.

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 -
Conservation Area -
Flood Risk -
Mobile Coverage / Signal -
Broadband -
Coastal Erosion -
Coalfield or Mining Area -

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.



Road Map



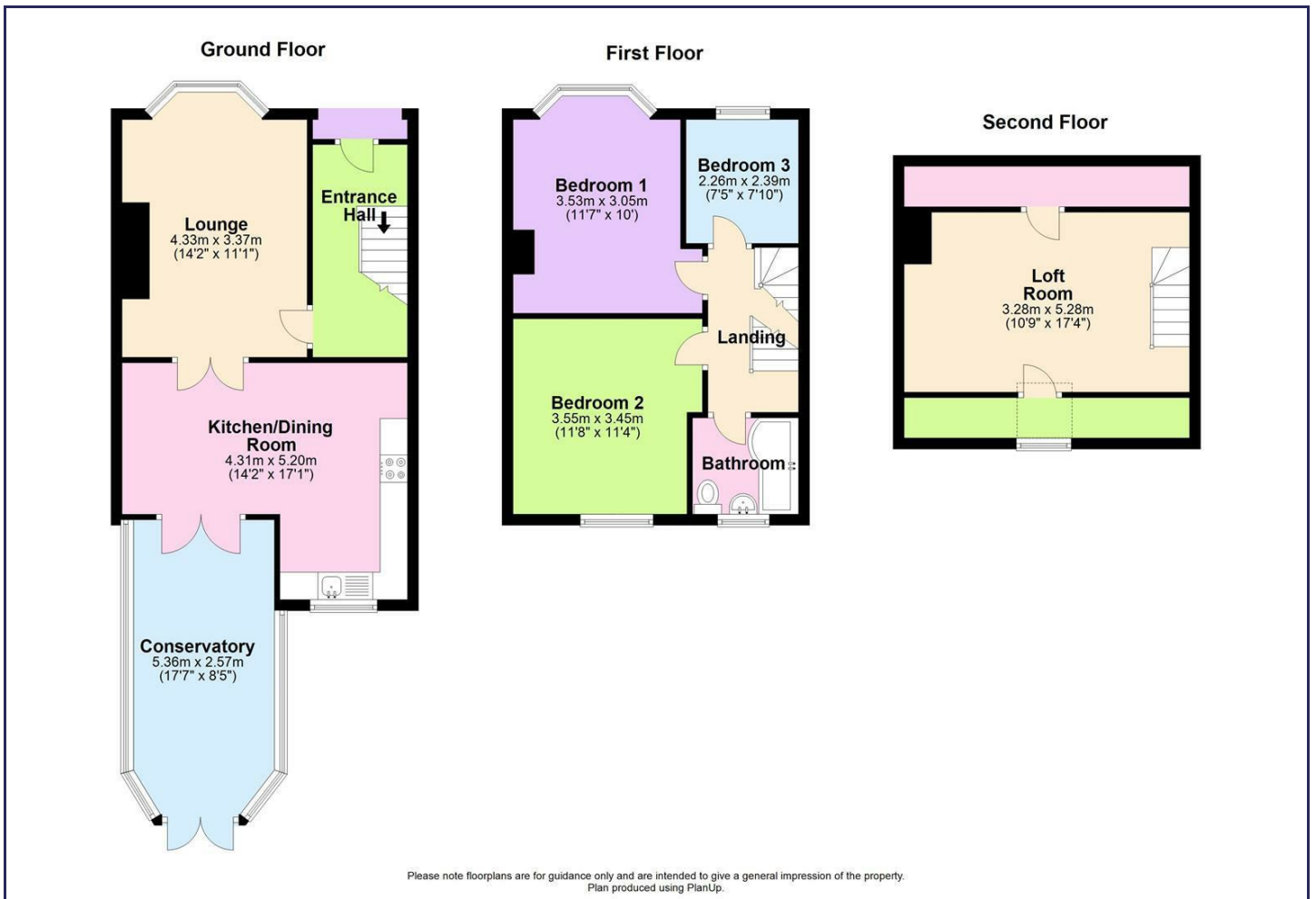
Hybrid Map



Terrain Map



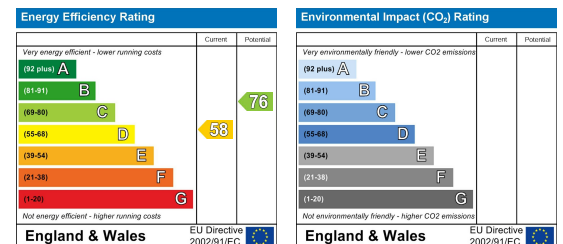
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - West Hull Office Office on 01482 330490 if you wish to arrange a viewing appointment for this property or require further information.

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.