

Whitakers

Estate Agents



100 Meadowbank Road, Hull, HU3 6XP

£175,000

This modern three bed property has been altered and enhanced from its original design, now utilising every square inch to maximise the space on offer, ideal for the growing family ready to move straight into and enjoy.

The main features include - entrance hall, front lounge, open plan dining room with useful W.C, and a fantastic contemporary fitted breakfast kitchen. The first floor boasts three good bedrooms (beds one and two with built in wardrobes) along with the family bathroom suite and fixed staircase to the boarded loft space with roof window and built in storage cupboard.

Externally to the front of the property is a low maintenance garden designed for off street parking, the rear garden is mainly laid to lawn with raised decking seating area and large 21'5 x 14'7 double garage.

This property really ticks all the boxes in terms of size, condition and location. Early viewings are advised.

Accommodation Comprises

Storm Porch

Entrance

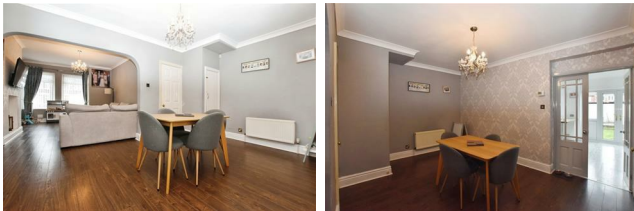
UPVC double glazed door and side windows.

Lounge 14'8 x 11'3 max (4.47m x 3.43m max)



UPVC double glazed bay window, laminate flooring and radiator.

Dining Room 17'1 x 10'1 max (5.21m x 3.07m max)



Under stairs storage cupboard, laminate flooring and radiator.

Breakfast Kitchen 16'7 x 11'4 (5.05m x 3.45m)



UPVC double glazed window and French doors. A range of base, wall and drawer units with block wood work surfaces above and breakfast bar. Integrated double oven, hob with extractor hood over, microwave and sink unit with mixer tap.

First Floor Landing

Fixed stairs leading to the loft.

Bedroom One 14'8 max by 8'1 max (4.47m max by 2.46m max)



UPVC double glazed window, fitted wardrobes and radiator.

Bedroom Two 10'2 x 8'8 (3.10m x 2.64m)



UPVC double glazed window, fitted wardrobe and radiator.

Bedroom Three 7'6 x 7'3 (2.29m x 2.21m)



UPVC double glazed window and radiator.

Bathroom



UPVC double glazed window, panelled bath with mixer shower, low flush WC, pedestal sink unit, partly tiled walls and radiator.

Loft Space 13'2 x 11'2 (4.01m x 3.40m)



Velux style roof window and storage cupboard.

Externally



Externally to the front of the property is a low maintenance garden designed for off street parking, the rear garden is mainly laid to lawn with raised decking seating area and large 21'5 x 14'7 double garage.

Tenure

The property is freehold.

Council Tax Band

Council Tax Band B.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - Basic 23 Mbps / Ultrafast 1000 Mbps

Broadband - EE / Vodafone / Three / O2

Coastal Erosion - No

Coalfield or Mining Area - No

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

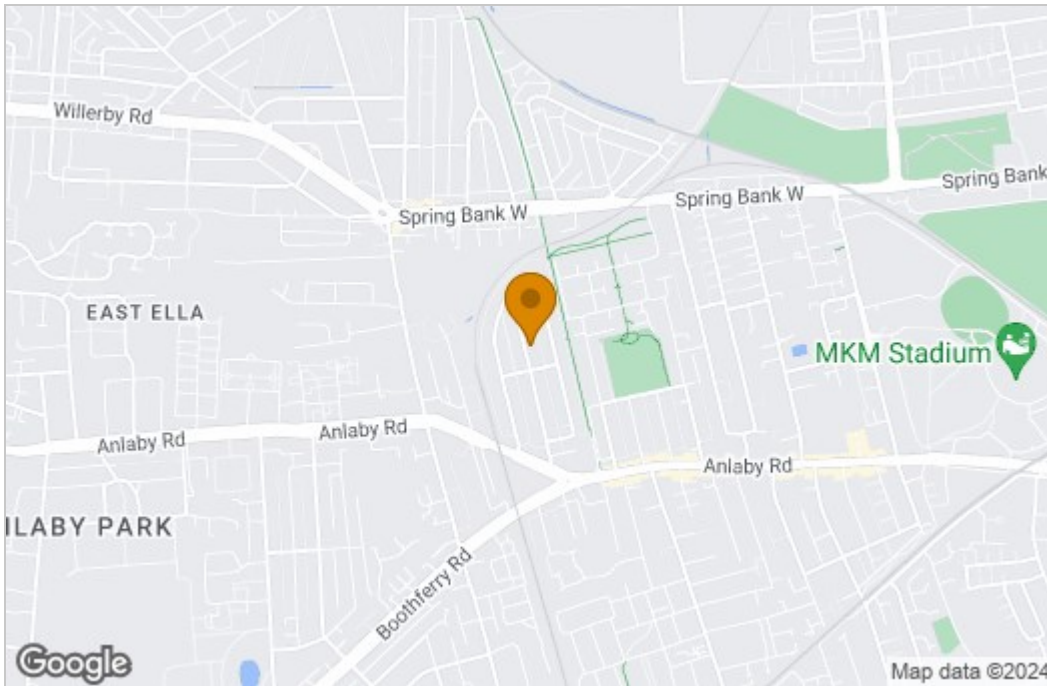
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Floor Plan

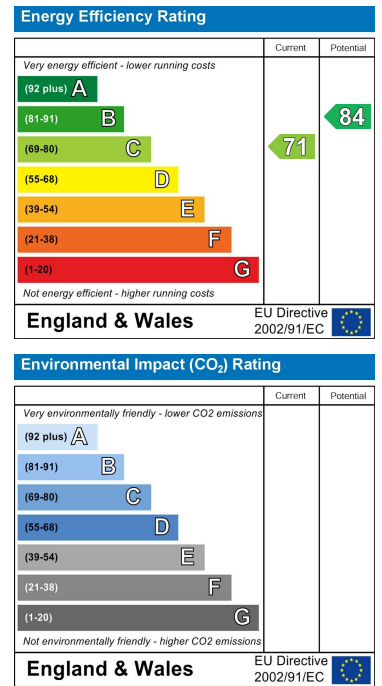


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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.