

Whitakers

Estate Agents



113 Sibelius Road, Hull, HU4 7NS

£110,000

No Onward Chain!

This three bed terrace is offered to the market with no onward chain, situated in a sought after residential location, well placed to access good local schools and enjoys easy access to local amenities.

The main features include - entrance porch with large storage cupboard, lounge, dining room and fitted kitchen. The first floor boasts three good bedrooms (bed one with fitted wardrobe) (bed two with built in storage) together with the well appointed family bathroom suite.

Externally to the front is a walled low maintenance front garden. The rear garden is enclosed to the boundary and again low maintenance in design.

The property would benefit from some minor cosmetic improvements, however priced to reflect this and saves paying a huge premium for somebody else's work and tastes.

Early viewings are advised.

Accommodation Comprises

Entrance

UPVC double glazed door and side window.

Hallway

Two UPVC double glazed windows, large storage cupboard and radiator.

Lounge 13'7 x 11'10 (4.14m x 3.61m)



UPVC double glazed window, gas fire, radiator and wooden doors leading to the diner.

Dining Room 7 x 9'3 (2.13m x 2.82m)



UPVC French doors leading and radiator.

Kitchen 10'5 x 8'5 (3.18m x 2.57m)



UPVC double glazed window and wooden back

door. A range of base, wall and drawer units with work tops above and splash back tiles. Sink unit with drainer and under stairs storage.

Shower Room 9'0 x 5'7 (2.74m x 1.70m)



Walk in enclosure with electric wall mounted shower above, vanity sink and a low flush W.C. Fully tiled walls and Upvc double glazed window.

Landing

Built in storage.

Bedroom One 11'9 x 8'4 (3.58m x 2.54m)



UPVC double glazed window, fitted wardrobe and radiator.

Bedroom Two 11'9 x 7'8 (3.58m x 2.34m)



UPVC double glazed window, built in storage and radiator.

Bedroom Three 8'8 x 8'1 (2.64m x 2.46m)



UPVC double glazed window and radiator.

Bathroom



UPVC double glazed window, panelled bath, electric shower, pedestal sink unit, low flush WC and tiled walls.

Externally



Externally to the front is a walled low maintenance front garden. The rear garden is enclosed to the boundary and again low maintenance in design.

Tenure

The property is freehold.

Council Tax Band

Council Tax Band A.

Material Information

Construction - Brick and Tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 9 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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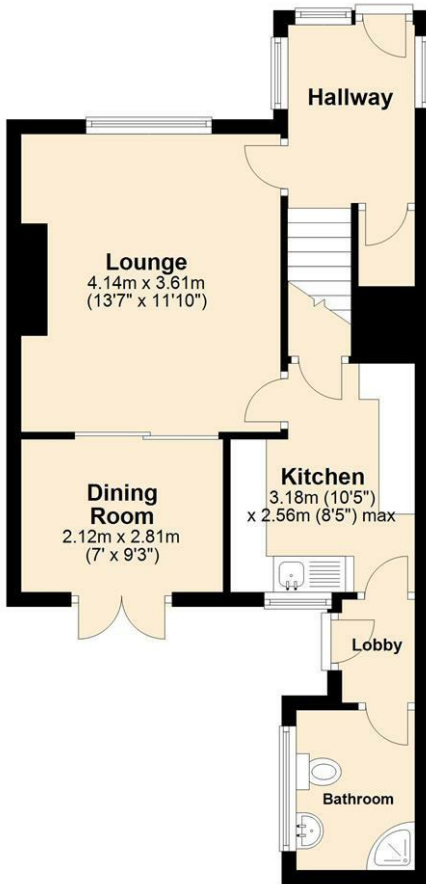
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Sales valuations

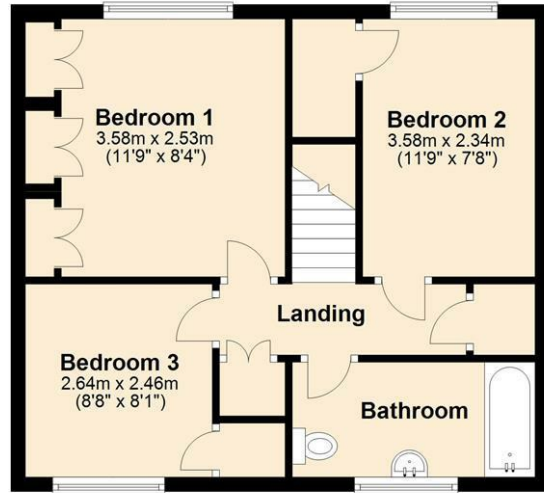
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Floor Plan

Ground Floor



First Floor

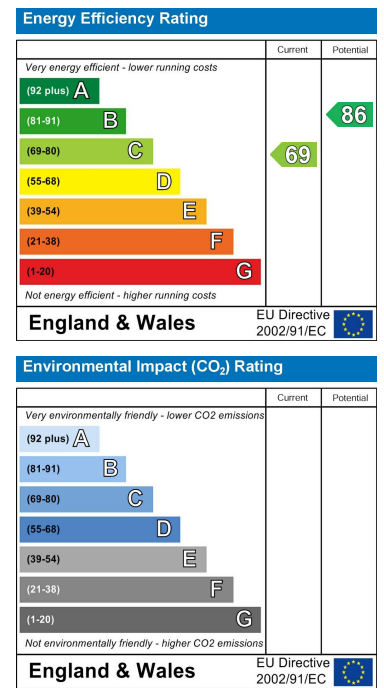


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.