

# Whitakers

Estate Agents



53 St. Joseph Drive

, Hull, HU4 6TJ

Asking Price £95,000



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## The Accommodation Comprises

### Entrance Hall

Upvc double glazed entrance door, gas central heating radiator, laminate flooring and a storage cupboard.

### Cloakroom

Upvc double glazed window, partially tiled with a low flush WC and vanity wash basin.

### Inner Hallway

Staircase to the landing off.

### Lounge

13'11" x 8'5" max (4.26 x 2.58 max)

Upvc double glazed window with views over Peter Pan Park and a gas central heating radiator.

### Dining room/ Playroom

6.09 x 2.54 Max

Upvc double glazed windows leading to the gardens, gas central heating radiator and laminate flooring.

### Kitchen

3.60 x 2.58 Max

Upvc double glazed windows, fitted with a range of base wall and drawer units with fitted worktops, single drainer sink unit, split level oven and hob, integrated fridge freezer and plumbing for an automatic washing machine

### Landing

Storage cupboard housing the gas central heating boiler. Leads to:

### Bedroom One

15'6" x 8'6" max (4.73 x 2.60 max)

Upvc double glazed double doors with a Juliette balcony with views over Peter Pan Park, gas central heating radiator and a storage cupboard.

### Bedroom Two

3.98 x 2.56 Max

Upvc double glazed window with views over Peter Pan Park and a gas central heating radiator.

### Bedroom Three

4.22 x 2.55 Max

Upvc double glazed window, gas central heating radiator and a storage cupboard.

### Bathroom

Upvc double glazed window, towel rail gas central heating radiator, partially tiled and fitted with a three piece suite comprising panelled bath with a mixer shower and shower screen, pedestal wash basin and a low flush WC.

### Gardens

To the front of the property there is a garden and storage shed. At the rear of the property there is a further lawned garden with fencing to the surround and pedestrian access and Peter Park and Costello playing fields beyond.

### Tenure

This Is A Freehold Property

### Council Tax

Council Tax Band A



## Material Information

Construction - Non Standard- Calder

Conservation Area - No

Flood Risk - Medium

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

Broadband - 14 Mbps / 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.

## 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.

## 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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## Road Map



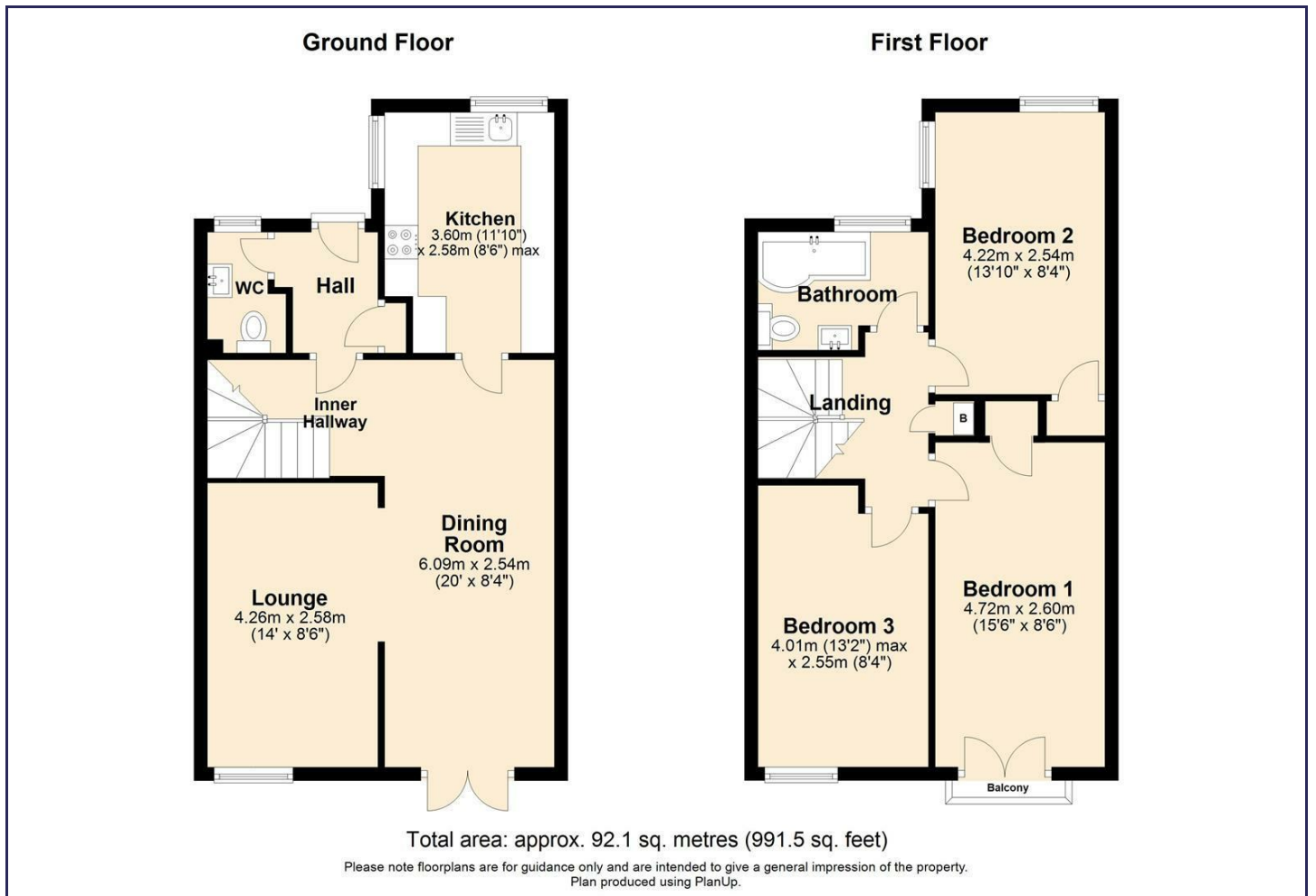
## Hybrid Map



## Terrain Map



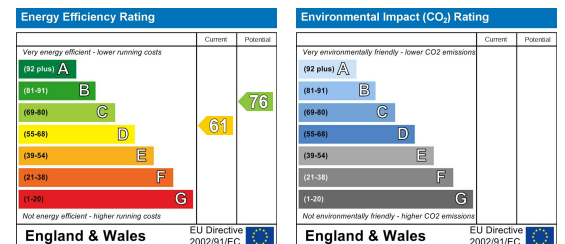
## Floor Plan



## 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.