

Whitakers

Estate Agents



7 Brindle Road, Hull, HU3 5BY

£165,000

This well presented three bedroom end of terrace property is situated in the popular Amy Johnson development which is well placed for nearby shops amenities and within easy reach of the city centre.

The property briefly comprises : entrance hall, WC, lounge and kitchen diner to the ground floor. To the first floor are three bedrooms and family bathroom. To the front of the property there are two parking spaces. A path leads to the side of the property and in turn to the rear garden which extends to the side. At the rear of the property there is a lawned garden with a patio and well stocked borders.

Viewings highly advised.

The accommodation comprises:

Entrance hall

Double glazed entrance door, gas central heating radiator and staircase to the landing off.

Lounge 4.50 x 3.55 Max



Upvc double glazed windows leading to the rear garden and a further Upvc double glazed window to the side elevation, gas central heating radiator, under stairs storage cupboard and a feature fireplace.

Dining kitchen 4.15 x 3.54 Max



Upvc double glazed window, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and a single drainer sink unit, space for a range style cooker (included in the sale) as well as a range of integrated appliances including a fridge freezer, washing machine and dish washer, enclosed gas central heating boiler.

WC



UPVC double glazed window, WC and pedestal wash basin.

Landing

Gas central heating radiator. Leads to:

Bedroom 1 14'9" x 9'8" max (4.52 x 2.97 max)



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

Bedroom 2 3.00 x 2.57 Max



Upvc double glazed window and a gas central heating radiator.

Bedroom 3 2.09 x 1.97 Max



Upvc double glazed window, gas central heating radiator and access to the loft space.

Bathroom



Upvc double glazed window, 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, and an extractor fan.

Gardens



To the front of the property there are two parking spaces. A path leads to the side of the property and in turn to the rear garden which extends to the side. At the rear of the property there is a lawned garden with a patio and well stocked borders.

Tenure

This is a freehold property

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.

Council Tax

Council tax Band A

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.

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.

Other services

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Material Information

Construction - Brick & Tile

Conservation Area - No

Flood Risk - Low

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

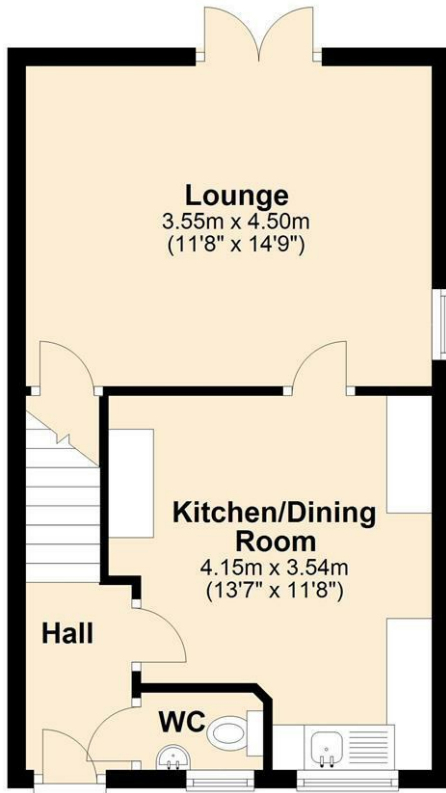
Broadband - 14 Mbps / 1000 Mbps

Coastal Erosion - N/A

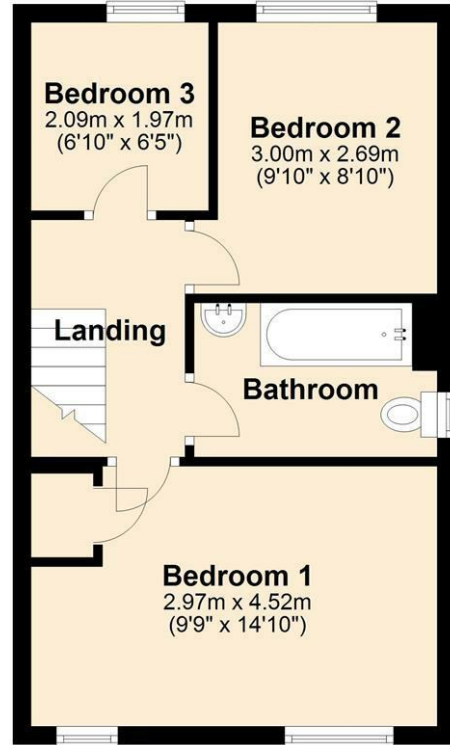
Coalfield or Mining Area - N/A

Floor Plan

Ground Floor



First Floor



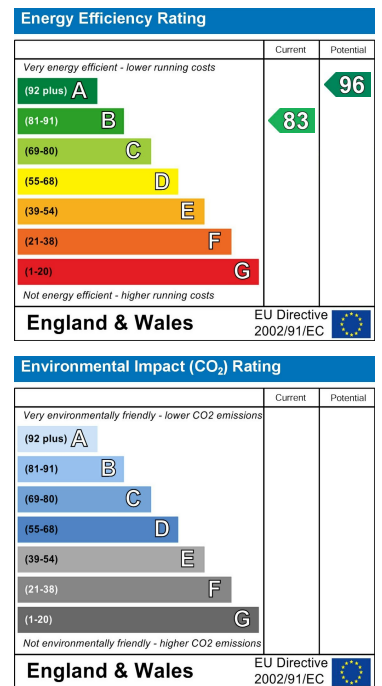
Total area: approx. 70.6 sq. metres (759.5 sq. feet)

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.