

# Whitakers

Estate Agents



## 13 Mollison Road, Hull, HU4 7HB

**£160,000**

This well presented three bed semi detached property is situated in a sought after location, well placed to access great local schools and boasts a wide range of local amenities close by, making this an obvious choice for the growing family.

The main features include - entrance, front lounge, dining room and fitted kitchen. The first floor boasts three good bedrooms (master fitted) together with the well appointed family bathroom suite.

Externally to the front of the property is a low maintenance garden which is mainly laid to lawn. The rear garden is enclosed to the boundary with a paved patio seating area and the rest is laid to lawn with brick built garage accessed via the rear vehicular access.

The well presented accommodation is offered to the market as move into condition, ready for its new owners to move straight into and enjoy from day one.

Early viewings are advised.

## Accommodation Comprises

### Entrance

Wood glazed front door.

### Hallway

Laminate flooring and radiator.

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



UPVC double glazed bay window, radiator, open fire with tiled inset and hearth.

Dining Room 9'2 x 9'1 (2.79m x 2.77m)



UPVC double glazed French doors and laminate flooring.

Kitchen 14'3 x 7'8 (4.34m x 2.34m)



UPVC double glazed window and door. A range

of base, wall and drawer units with work tops above. Sink unit with mixer tap, radiator and laminate flooring.

### First Floor Landing

Loft hatch.

Bedroom One 12'10 x 10'0 (3.91m x 3.05m)



UPVC double glazed bay window, fitted wardrobe and radiator.

Bedroom Two 11'5 x 11'2 (3.48m x 3.40m)



UPVC double glazed window, built in storage and radiator.

Bedroom Three 7'4 x 6' (2.24m x 1.83m)



UPVC double glazed window and radiator.

## Bathroom



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

## Externally



Externally to the front of the property is a low maintenance garden which is mainly laid to lawn. The rear garden is enclosed to the boundary with a paved patio seating area and the rest is laid to lawn with brick built garage accessed via the rear vehicular access.

## Tenure

The property is freehold.

## Council Tax Band

Council Tax Band B.

## Material Information

Construction - Standard Construction

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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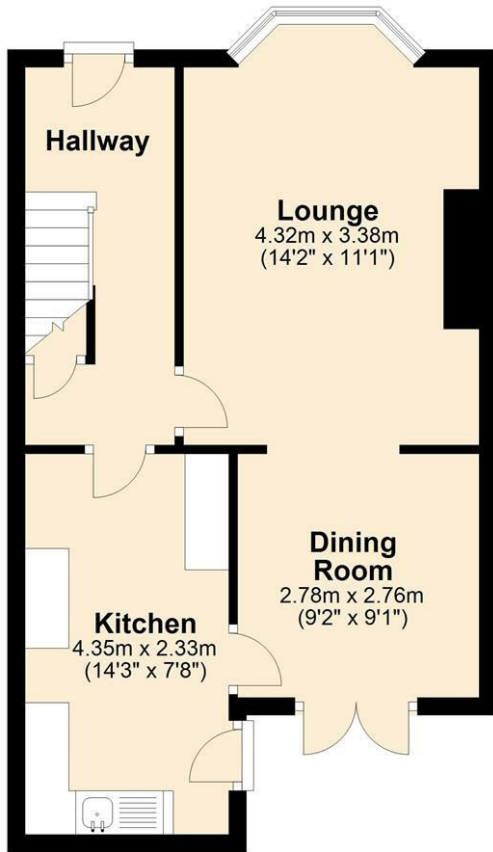
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## Sales valuations

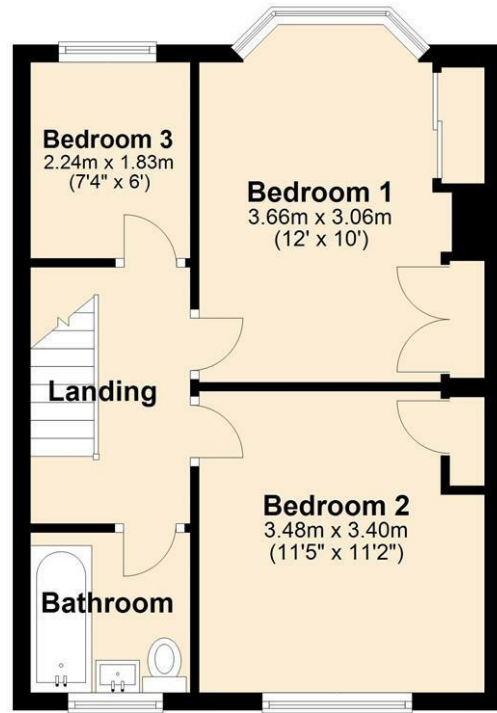
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

# Floor Plan

## Ground Floor

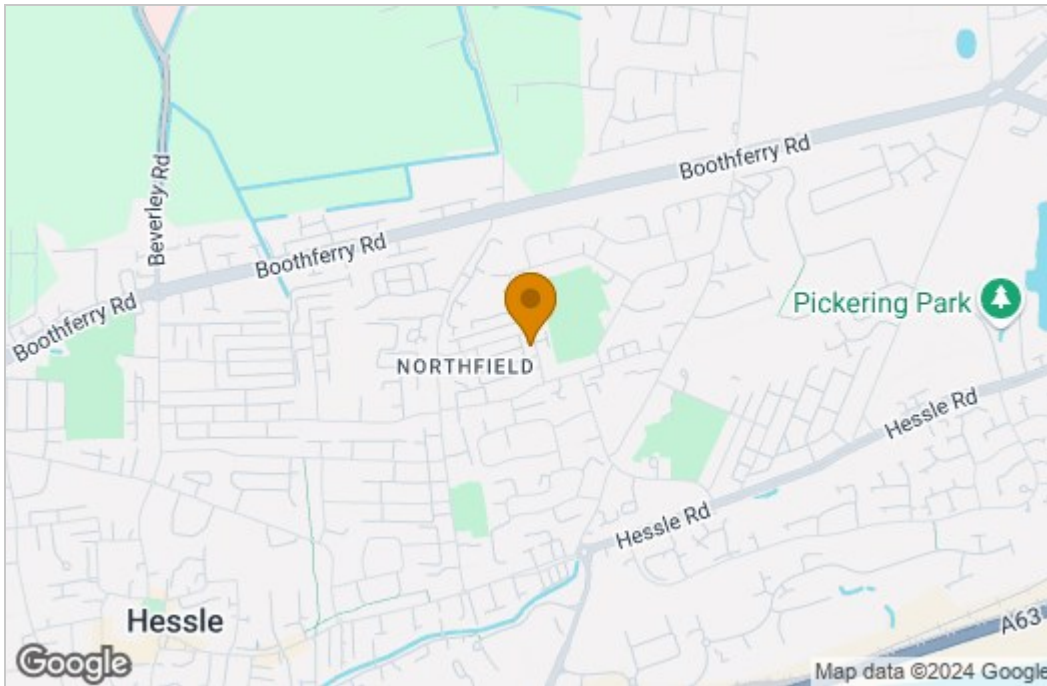


## First Floor

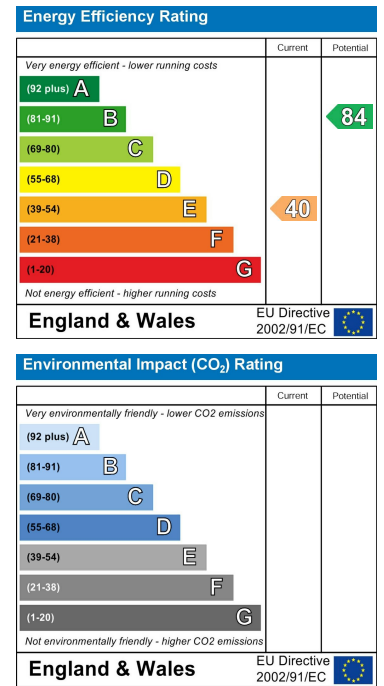


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.