

# Whitakers

Estate Agents



## 10 The Greenway, Hull, HU4 6JN

**Asking Price £135,000**

This well presented mid-terrace property is presented to the market with NO ONWARD CHAIN, and is ideal for the growing family. The property is close to Francis Askew Primary School, local amenities and transport links.

The internal layout briefly comprises to the ground level; large entrance hall, open plan lounge/dining room with patio doors to the conservatory and fitted kitchen. The first floor boasts a master bedroom with built-in storage cupboard, a second double bedroom, a good third bedroom and a bathroom suite furnished with a three-piece suite.

Externally there is a gravelled front garden with perimeter fencing to the surround. Double gates open to accommodate off-street parking and a path leads to the entrance door. A side gate also opens to the rear garden which is also gravelled and enjoys a wooden decking seating area. The residence also benefits from having a detached and secured entertainment room.

An internal inspection is recommended to truly appreciate the accommodation on offer.

The accommodation comprises

Ground Floor

Front External



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Entrance Hall



UPVC double glazed entrance door, central heating radiator and laminate flooring. Leading to:

Open plan lounge / dining room



Lounge 9'10" x 11'7" (3.01 x 3.55 )



UPVC double glazed window, central heating radiator and carpeted flooring.

Dining Room 14'8" x 11'0" (4.48 x 3.37 )



UPVC double glazed patio doors to the conservatory, central heating radiator and laminate flooring.

Kitchen 11'1" x 8'1" maximum (3.39 x 2.47 maximum )



UPVC double glazed door with side window to the conservatory, laminate flooring and fitted with a range of floor and eye level units, two contemporary worktops with splashback tiles above, sink with mixer tap, integrated oven with hob and hood above and plumbed for a washing machine.

Conservatory 6'10" x 8'1" (2.09 x 2.47 )



UPVC double glazed throughout with patio doors to the rear garden and laminate flooring.

First Floor

## Landing

With access to the loft hatch, two built in storage cupboards and carpeted flooring. Leading to:

Bedroom One 12'1" x 13'4" (3.69 x 4.08 )



UPVC double glazed window, central heating radiator, built in storage cupboard and carpeted flooring.

Bedroom Two 12'7" x 9'1" (3.86 x 2.77 )



UPVC double glazed window, central heating radiator and carpeted flooring.

Bedroom Three 8'5" x 8'5" (2.57 x 2.57 )



UPVC double glazed window, central heating radiator and carpeted flooring.

## Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas and furnished with a three-piece suite comprising shaped panelled bath with mixer tap and electric shower, vanity wash basin with mixer tap and low flush W.C.

## Rear External



The enclosed rear garden is also gravelled and enjoys a wooden decking seating area. The residence also benefits from having a detached and secured entertainment room.

## Entertainment Room



## Key features

- Well presented three bedroom mid-terrace property
- No onward chain
- Popular residential location in Gipsyville
- Off-street parking
- Generously sized rear garden with detached entertainment room

## Tenure

The property is held under Freehold tenureship.

## Council Tax band

Local Authority - Kingston-upon-hull (city And County Of)

Local authority reference number - 00310010001006

Council Tax band - A

## EPC rating

EPC rating - D

## Material Information

Construction - Standard

Conservation Area - no

Flood Risk - Low

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

Broadband - Basic 12 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

#### Additional Services

Whitaker 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.

#### Agents Notes

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.

#### Free Market Appraisals / Valuations

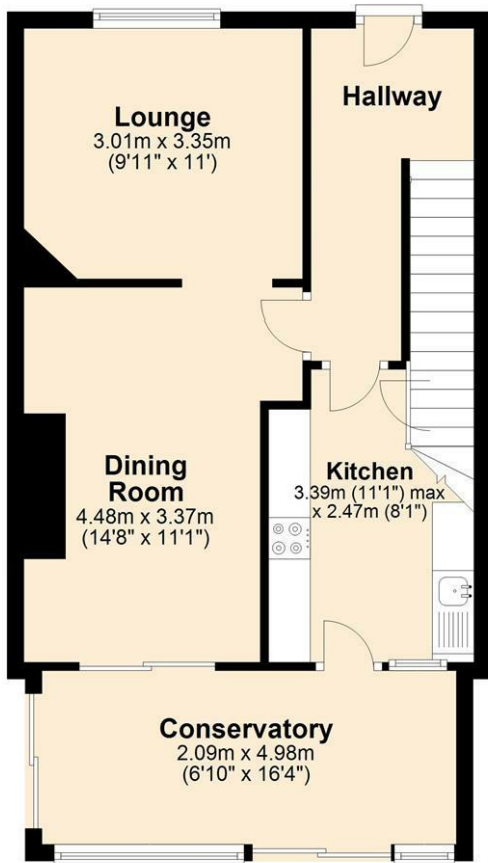
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration

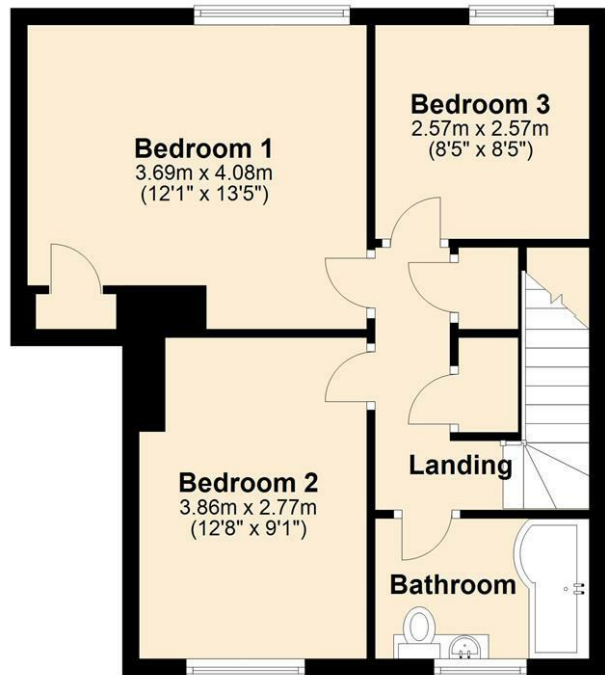
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# Floor Plan

## Ground Floor

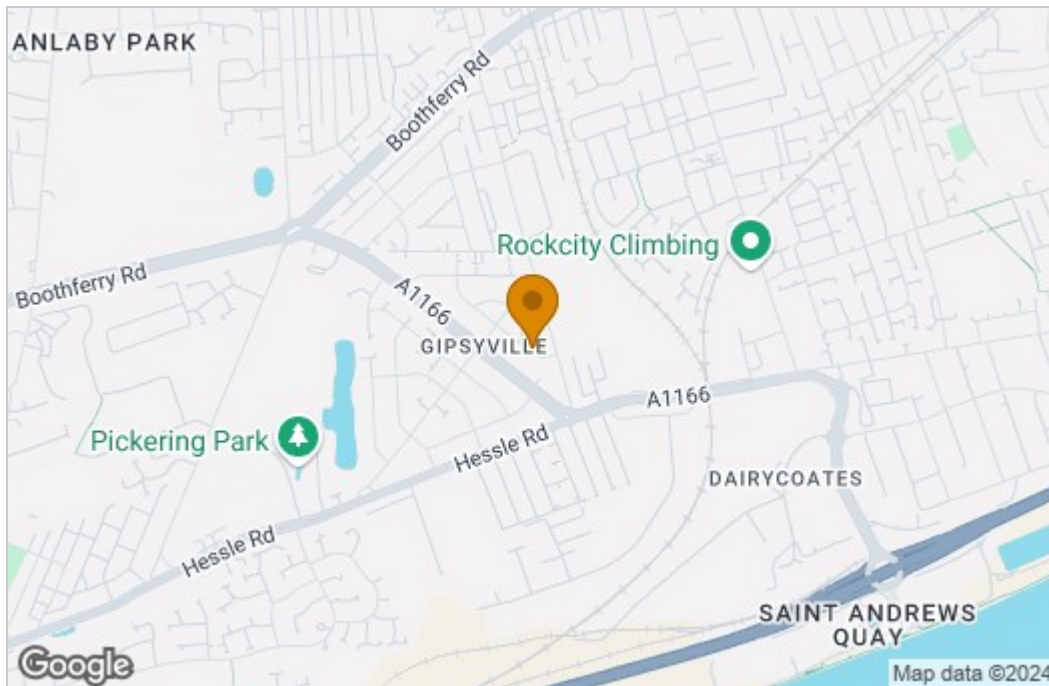


## First Floor

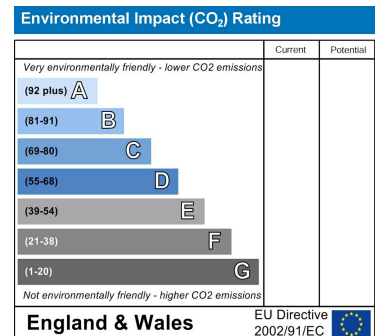
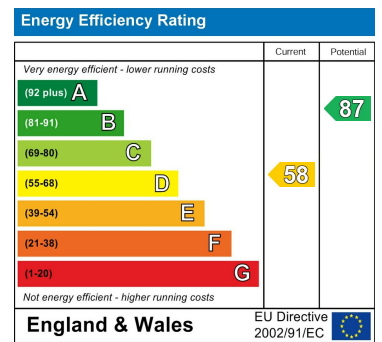


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.