

Whitakers

Estate Agents



39 Netherton Road, Hull, HU4 7JE

£110,000

No Onward Chain!

This neat and tidy terraced property is offered to the market with no onward chain, situated in a sought after residential location, well placed to access good local schools and all the amenities the location has to offer.

The main features include - entrance, lounge, open plan fitted kitchen / diner, the first floor boasts two double bedrooms, (both with built in storage) along with the well appointed family bathroom suite and separate W.C.

Externally to the front of the property is a low maintenance garden mainly laid to gravel / stone. The rear garden is enclosed to the boundary, mainly laid to lawn with a raised decked area and patio to enjoy the sun in the warmer months. There is availability to rent a garage close to the property from Hull Council at £51pcm.

This property would make a great first step onto the ladder or should also suit downsizers looking to stay in this sought after location.

Early viewings are advised.

Accommodation Comprises

Entrance

UPVC double glazed door and side window.

Lounge 11'9 x 15'1 (3.58m x 4.60m)



UPVC double glazed window, radiator and electric fire with wood surround.

Open Plan Kitchen / Diner 8'6 x 18'4 (2.59m x 5.59m)



Two UPVC double glazed window and entrance door. A range of base, drawer and wall units with work tops above and splash back tiles. Integrated oven, hob and fridge freezer. Sink unit with mixer tap over, understairs storage and tiled flooring.

First Floor Landing

Loft hatch.

Bedroom One 15'7 x 9'6 (4.75m x 2.90m)



UPVC double glazed window, storage cupboard and laminate flooring.

Bedroom Two 11'2 x 9'7 (3.40m x 2.92m)



UPVC double glazed window, two built in storage cupboards, radiator and laminate flooring.

Bathroom



UPVC double glazed window, panelled bath with mixer shower, vanity sink unit, radiator and tiled wall and floor.

WC



UPVC double glazed window, low flush WC and tiled walls and floor.

Externally



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Tenure

The property is freehold.

Council Tax Band

Council Tax Band A

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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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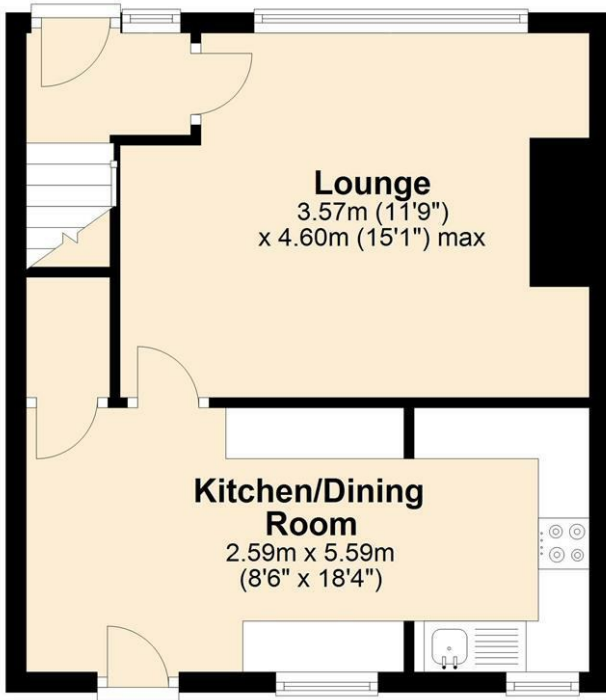
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Sales valuations

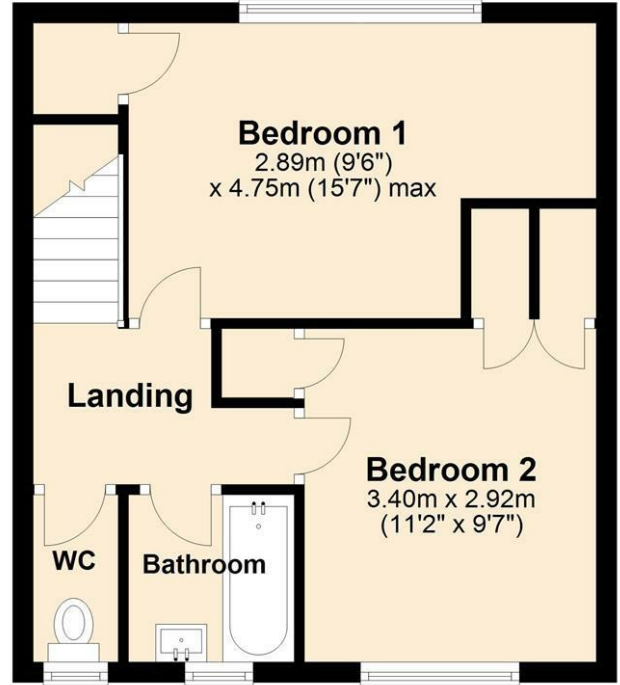
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Floor Plan

Ground Floor

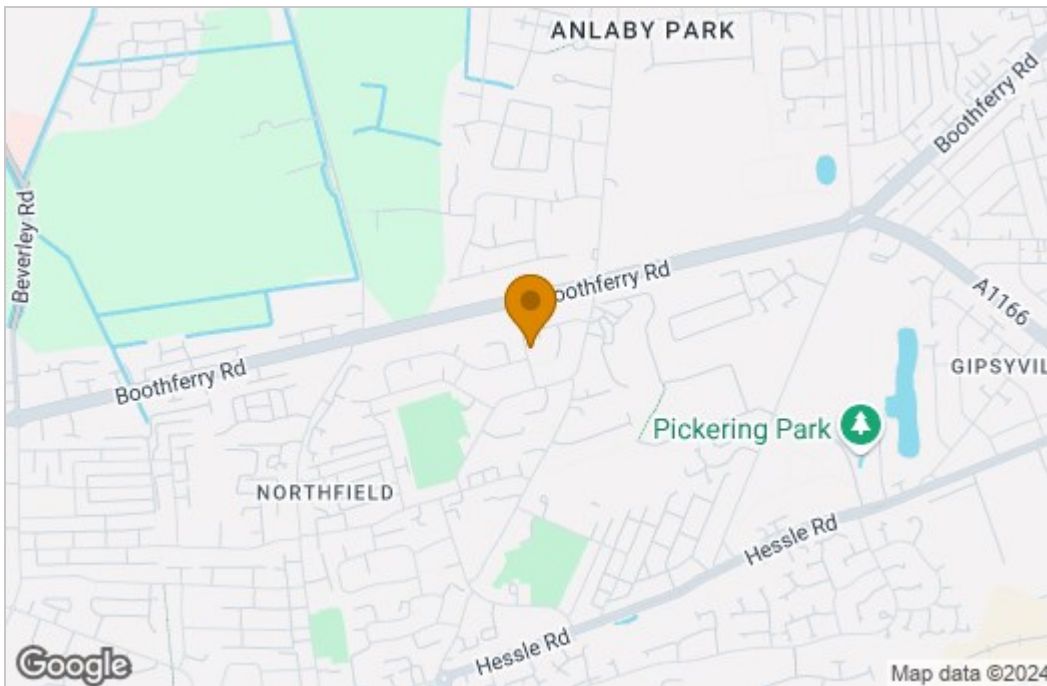


First Floor

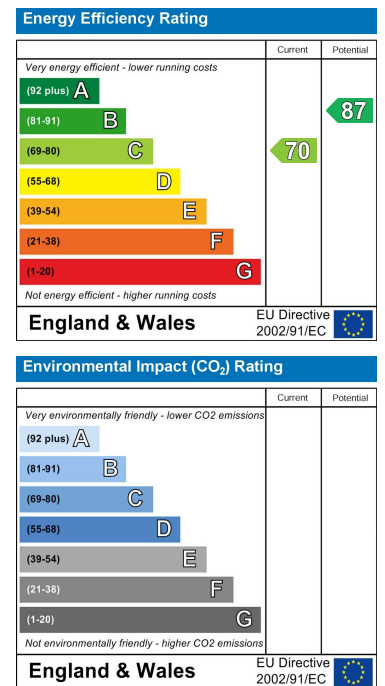


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.