

Whitakers

Estate Agents



147 The Queensway, Hull, HU6 9BJ

£100,000

PUBLIC NOTICE – The vendor has been in receipt of an offer of £106,000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts

The Accommodation Comprises

Porch

Double glazed wooden French doors to the entrance, storage shed, and a wooden front door with a wooden double glazed window.

Lounge 14'6 x 12'6 (4.42m x 3.81m)



Two UPVC double glazed windows and a gas fire with a marble inset and hearth with a wooden surround.

Kitchen Diner 12'6 x 8'2 (3.81m x 2.49m)



UPVC double glazed window and rear UPVC double glazed door, radiator. Fitted with base, drawer and wall mounted units, work surfaces, splash back tiles and a sink with a mixer tap over.

First Floor Landing
Radiator.

Bedroom One 8'3 x 12'3 (2.51m x 3.73m)



Two UPVC double glazed windows, radiator and fitted wardrobes.

Bedroom Two 12'6 x 7'1 (3.81m x 2.16m)



Two UPVC double glazed windows, radiator and storage cupboard.

Bathroom



UPVC double glazed window, partially tiled walls and radiator. Fitted with a three piece suite comprising; panelled bath, vanity sink unit and a low flush W.C.

Externally



Externally to the front is a low maintenance garden which is laid to lawn with side drive leading to the garage. The rear garden is enclosed to the boundary and again low maintenance in design.

Tenure

The property is freehold.

Council Tax

Council Tax Band B- Hull City Council

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 11 Mbps / 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.

Other 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.

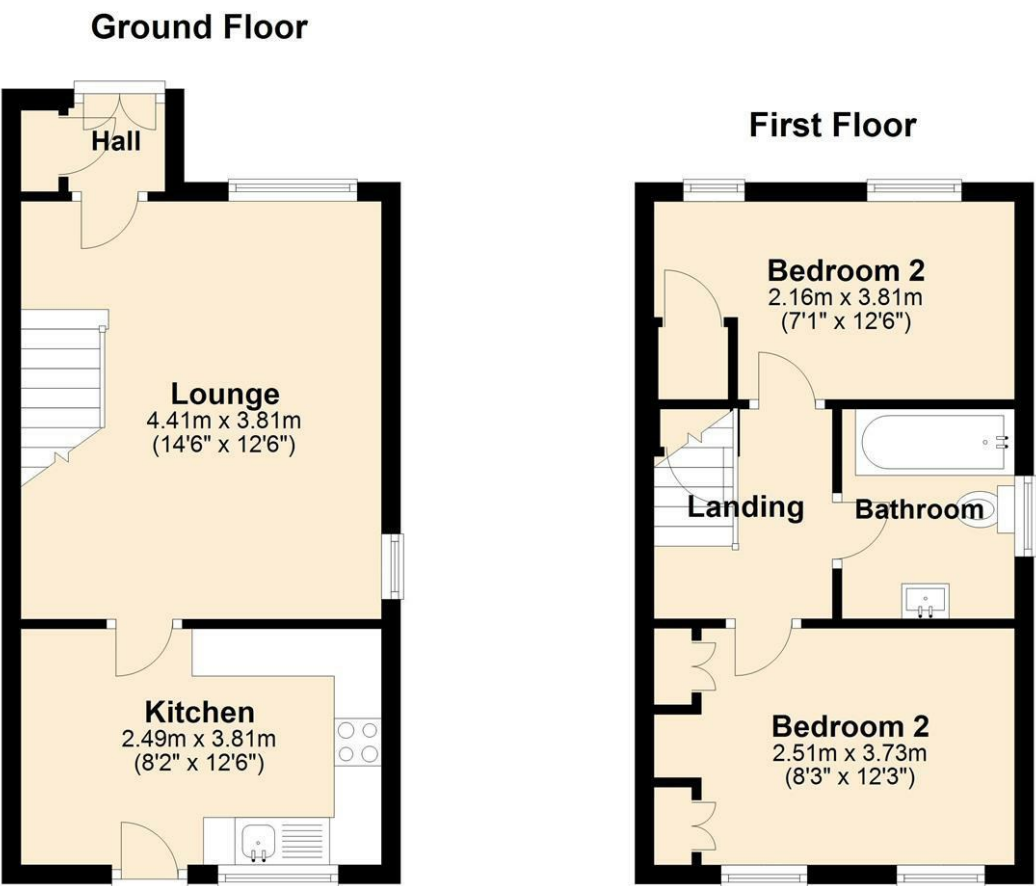
We are legally obliged to advise a vendor of any

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

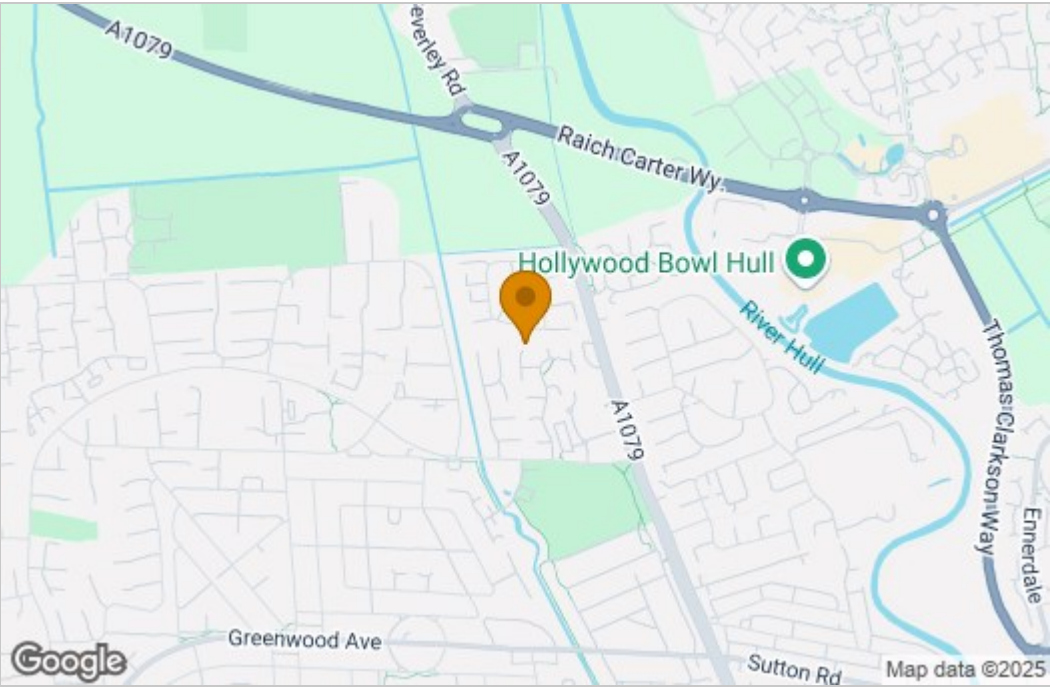
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Floor Plan

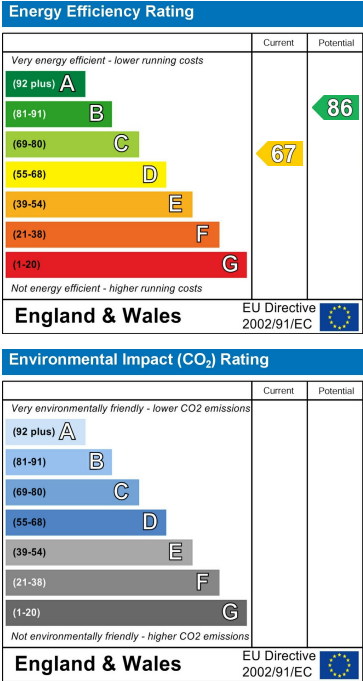


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.