

# Whitakers

Estate Agents



## 88 Danube Road, Hull, HU5 5UR

**£125,000**

\*\* NO ONWARD CHAIN \*\*

Introducing this traditional mid-terrace style property which would make a great starter home for a first time buyer or young family seeking to reside within close proximity to the range of amenities and transport links local to Willerby Road.

The accommodation briefly comprises entrance hall, open plan lounge / diner, and fitted kitchen. Fixed stairs leads to the first floor which constitutes a landing area, two double bedrooms, and a bathroom furnished with a three-piece suite.

Externally to the front approach, there is a gravelled garden with the kerb lowered to accommodate off-street parking. A path leads to the entrance door. The rear garden is partly laid to lawn, and complimented with a patio seating area. A gate in the boundary fencing opens onto the vehicle accessible ten-foot, and there is a handstand to the back of the plot which could be used as additional parking should a new owner wish to create this.

The accommodation comprises

Front external



Externally to the front approach, there is a gravelled garden with the kerb lowered to accommodate off-street parking. A path leads to the entrance door.

Ground floor

Hall

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

Open plan lounge / dining room



Lounge 13'1" x 10'10" maximum (4.00 x 3.32 maximum )



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

Dining area 6'5" x 13'10" (1.97 x 4.22 )



Feature window, central heating radiator, under stairs storage cupboard, and laminate flooring.

Kitchen 10'11" x 12'0" (3.35 x 3.67 )



UPVC double glazed door and window, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

First floor

Landing

Carpeted flooring, and leading to :

### Bedroom one 10'2" x 10'10" (3.10 x 3.32 )



UPVC double glazed bay window, central heating radiator, over stairs storage cupboard, and carpeted flooring.

### Bedroom two 9'8" x 8'1" (2.95 x 2.48 )



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

### Bathroom



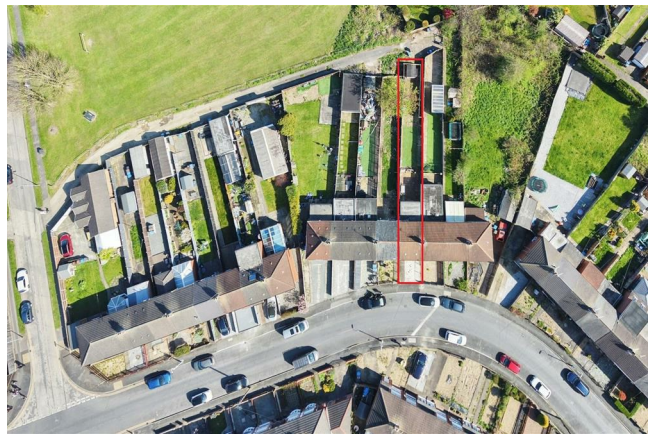
UPVC double glazed window, central heating radiator, and fully tiled with vinyl flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and electric shower, pedestal sink with dual taps, and low flush W.C.

### Rear external

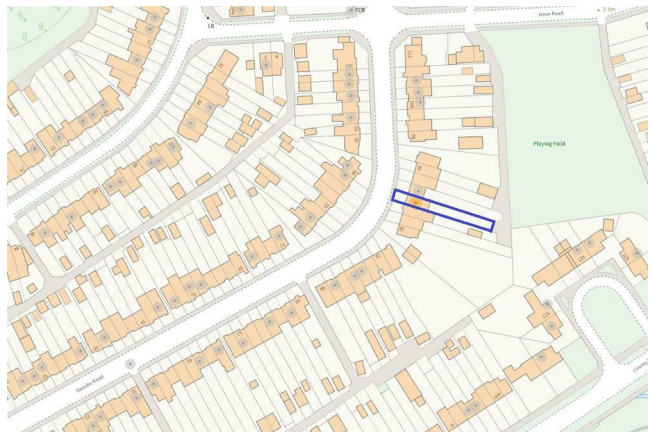


The rear garden is partly laid to lawn, and complimented with a patio seating area. A gate in the boundary fencing opens onto the vehicle accessible ten-foot, and there is a handstand to the back of the plot which could be used as additional parking should a new owner wish to create this.

### Aerial view of the property



### Land boundary



### Tenure

The property is held under Leasehold tenureship

### Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030392008806

Council Tax band - A

### EPC rating

EPC rating - D

### Material Information

Construction - Standard

Conservation Area - No  
Flood Risk - Very low  
Mobile Coverage / Signal - EE / Vodafone / Three / O2  
Broadband - Basic 1 Mbps / Ultrafast 10000 Mbps  
Coastal Erosion - N/A  
Coalfield or Mining Area - N/A

#### 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.

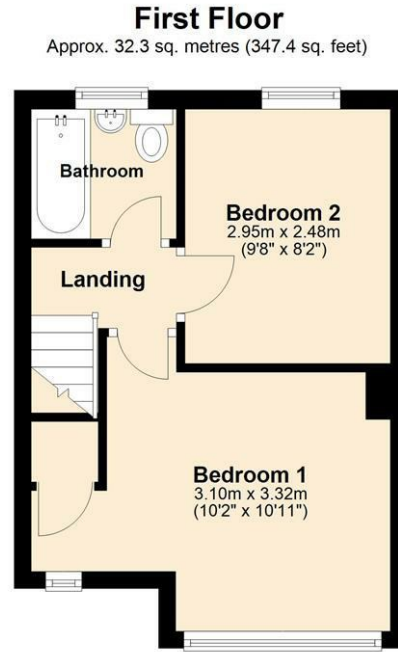
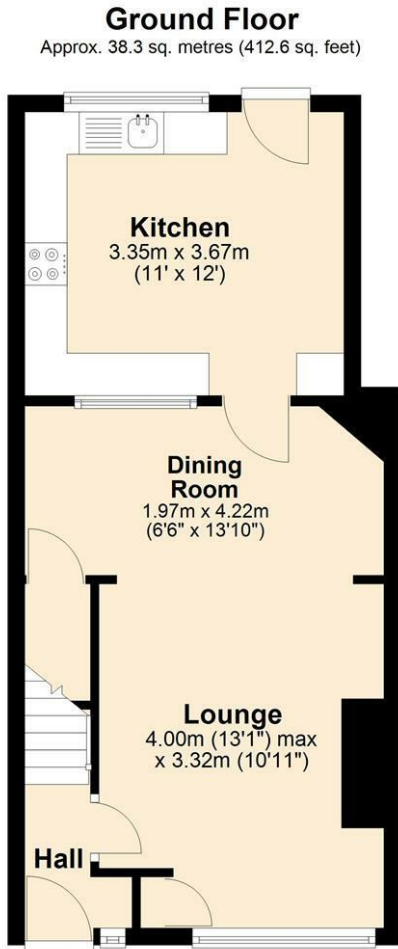
#### Free Market Appraisals / Valuations

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

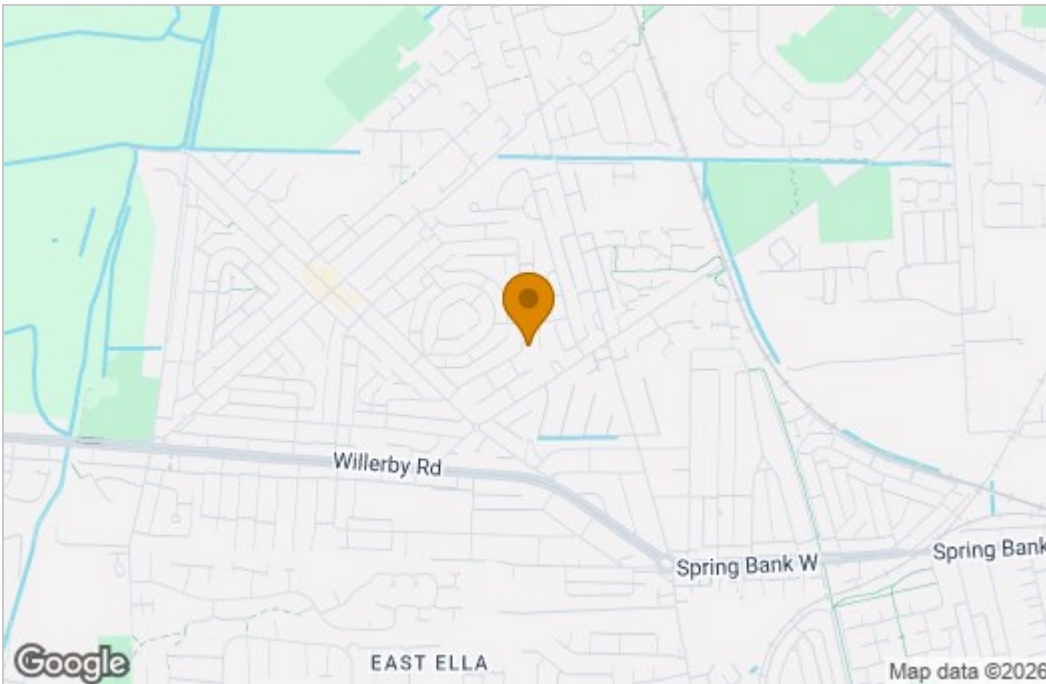
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# Floor Plan

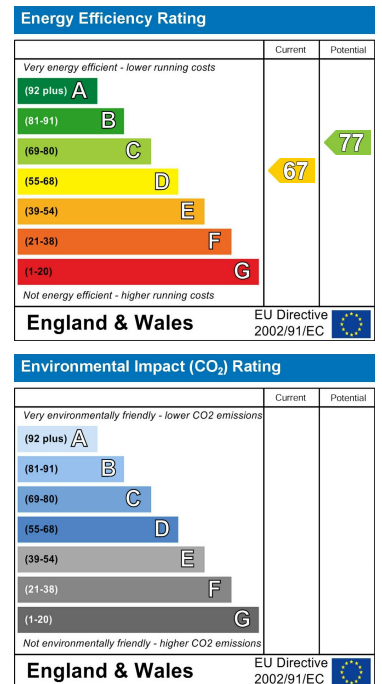


Total area: approx. 70.6 sq. metres (760.0 sq. feet)

# 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.