

# Whitakers

Estate Agents



## 174 Wansbeck Road, Hull, HU8 9ST

**£145,000**

NO ONWARDS CHAIN!!

IMMACULATELY PRESENTED THROUGHOUT AND NEWLY REFURBISHED TO AN EXCEPTIONAL STANDARD, THIS STUNNING HOME IS IN TRUE MOVE-IN CONDITION — READY FOR ITS NEXT OWNERS TO STEP STRAIGHT INTO AND ENJOY FROM DAY ONE!

SITUATED IN A HIGHLY SOUGHT-AFTER AREA OF EAST HULL, WITHIN EASY REACH OF WELL-REGARDED SCHOOLS, LOCAL AMENITIES, AND EXCELLENT TRANSPORT LINKS, WHITAKER ESTATE AGENTS ARE DELIGHTED TO PRESENT THIS BEAUTIFUL THREE-BEDROOM PROPERTY — AN IDEAL OPPORTUNITY FOR FIRST-TIME BUYERS, FAMILIES, OR INVESTORS ALIKE.

INTERNALLY, THIS NEWLY RENOVATED HOME BOASTS A STYLISH AND CONTEMPORARY FINISH THROUGHOUT, FEATURING THREE BEDROOMS AND A MODERN SHOWER ROOM TO THE FIRST FLOOR. THE GROUND FLOOR OFFERS A SPACIOUS, WELL-PROPORTIONED LOUNGE AND A FITTED KITCHEN DESIGNED WITH BOTH PRACTICALITY AND STYLE IN MIND.

EXTERNALLY, THE PROPERTY BENEFITS FROM LOW-MAINTENANCE GARDENS TO BOTH THE FRONT AND REAR.

EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE ALL THAT THIS FANTASTIC HOME HAS TO OFFER — CONTACT US TODAY TO ARRANGE YOUR VIEWING!

### Entrance Hall

Composite door with carpet throughout and a radiator. Leads to:

### Lounge



Newly carpeted, with french doors to the front aspect, leading to the front gardens. Comprises of a radiator and an understairs storage cupboard.

### Fitted Kitchen



Immaculate newly fitted kitchen, with laminate flooring, a wide range of floor and wall units. Comprises of a gas hob, a stainless steel sink with a shower head tap, and a radiator.

### Bedroom 1



UPVC window to the front aspect with new carpets throughout. Double room, with a radiator.

### Bedroom 2



Second double bedroom with a UPVC window to the rear aspect, newly carpeted, and a radiator.

### Bedroom 3



UPVC window to the front aspect, with new carpets throughout, and a radiator.

### Shower Room



Modern shower room with a UPVC window to the rear aspect, a low level WC, vanity sink, and a corner shower with an independent closure. Comprises of tile flooring and a heated towel rail.

### Gardens



Low maintenance gardens to the front and rear aspect with generous proportion, with access to the rear garden from the side alley.

### EPC

EPC Rating C

### Tenure

Freehold

### Council Tax

Hull City Council tax band 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 sales 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.

#### Material Information:

Construction - brick under tile roof

Conservation Area - no

Flood Risk - very low

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

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - no

Coalfield or Mining Area - no

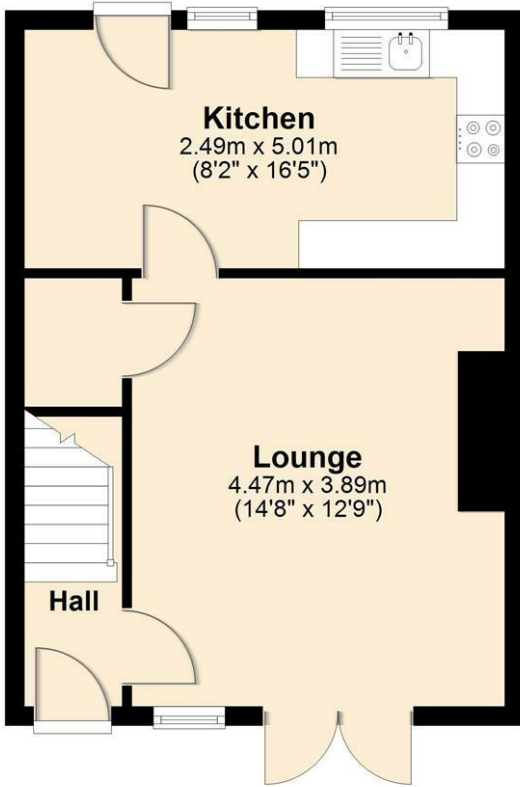
Planning - no

#### Whitakers Estate Agent Declaration:

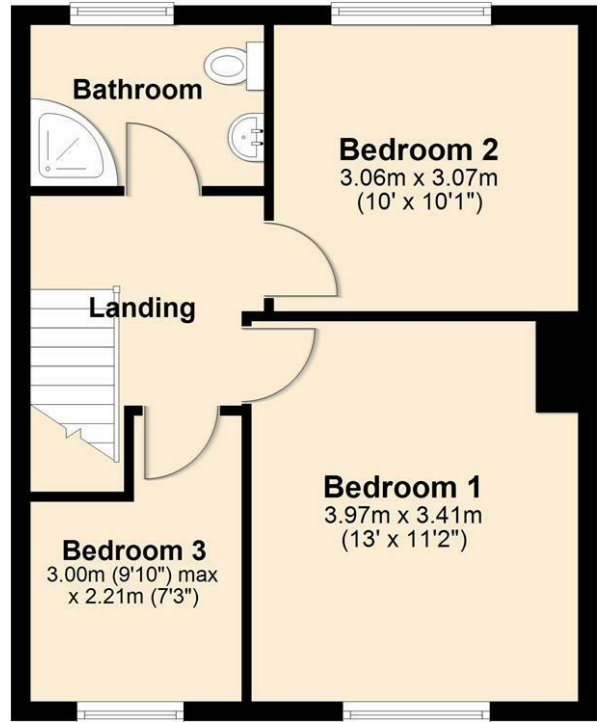
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# Floor Plan

## Ground Floor

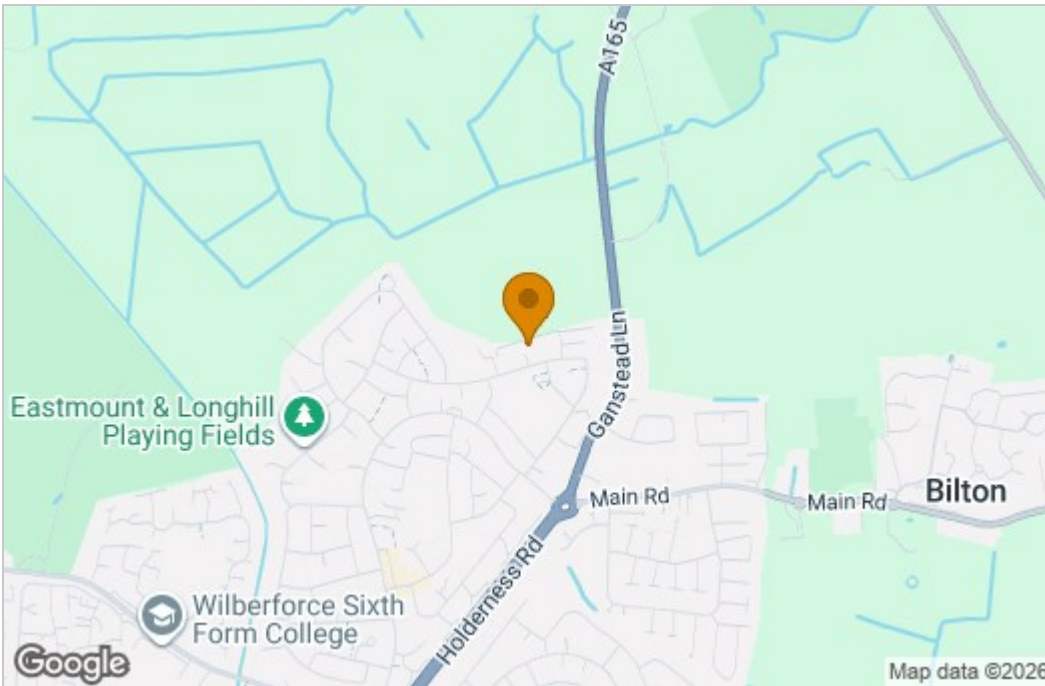


## First Floor

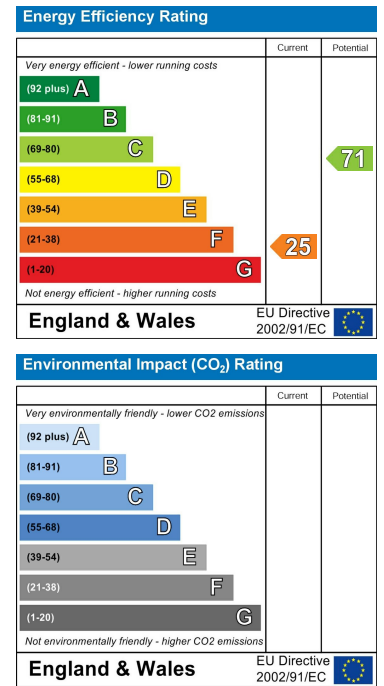


Total area: approx. 75.6 sq. metres (813.7 sq. feet)

## 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.