

Whitakers

Estate Agents



68 Howdale Road, Hull, HU8 9JZ

Offers Around £179,950

*** NO CHAIN ***

ENJOYING A SET BACK POSITION ON THIS MUCH SOUGHT AFTER DEVELOPMENT TO THE EAST OF THE CITY, HANDILY PLACED FOR THE COVETED SPRING COTTEGE PRIMARY SCHOOL AND OF COURSE ALL OF THE FABULOUS AMENITIES THAT THE VILLAGE OF SUTTON-ON-HULL HAS TO OFFER, THIS MODERN STYLE SEMI DETACHED HOUSE IDEALLY SUITS THE YOUNG FAMILY.

BRIEFLY AFFORDING ENTANCE HALL, LOUNGE, FITTED KITCHEN WITH BUILT IN APPLIANCES, CONSERVATORY, THREE FIRST FLOOR BEDROOMS AND A BATHROOM AND HAVING GAS CENTRAL HEATING AND DOUBLE GLAZING, THE PROPERTY HAS PLEASANT GARDENS AND A SIDE DRIVEWAY TO A BRICK BUILT GARAGE WITH AN AUTOMATIC VEHICULAR DOOR.

AN OPPORTUNITY NOT TO BE MISSED, APPOINTMENTS TO VIEW ARE WELCOME

Entrance hall



Window to the side aspect, laminate flooring, a built in storage cupboards and opens to:

Lounge 13'10 x 11'11 (4.22m x 3.63m)



Laminate flooring continues, window to the front aspect, feature Adam style fire surround with marble effect back and hearth and a radiator.

Fitted Kitchen 10'6 x 14'8 (3.20m x 4.47m)



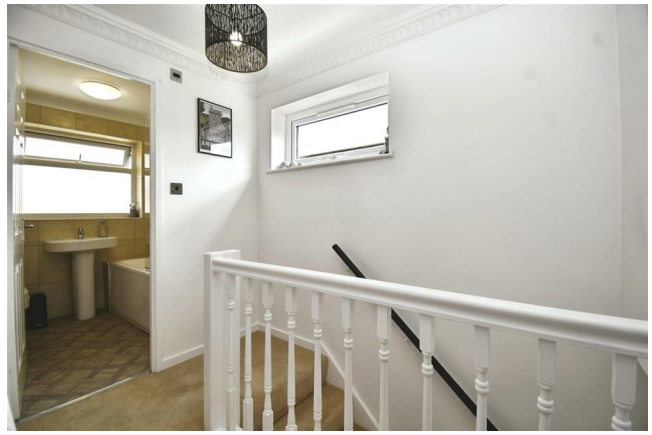
A good range of fitted floor and wall units with contrasting preparation surfaces having an inset one and a half bowl sink unit with telescopic mixer tap. Window to the rear aspect, plumbing for an automatic washing machine, built in storage cupboard, tiled floor and partially tiled walls, French Doors giving access to the conservatory and integrated appliances include an electric oven, electric hob and an over head extractor canopy.

Conservatory 7'4 x 13'5 (2.24m x 4.09m)



Tiled floor and Patio doors giving access to the rear garden.

First Floor Landing



Window to the side aspect and a radiator and gives access to;

Bedroom One 15'9 x 8'4 (4.80m x 2.54m)



Window to the front aspect, built in storage cupboard and a radiator.

Bedroom Two 9'3" x 8'2" (2.82m x 2.49m)



Window to the rear aspect and a radiator.

Bedroom Three 10'5 x 6' (3.18m x 1.83m)



Window to the front aspect and a radiator.

Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Tiled walls, a chrome heated towel rail and there is a plumbed shower unit over the bath.

Gardens



There are attractive gardens to the front and rear of the property with the rear having paved patio areas

Car Parking

A side driveway gives access to a brick built garage which has a remote control vehicular door and a side personnel door.

Tenure

The property is Freehold

Council Tax

Council Tax band B

Kingston upon Hull City Council

EPC

Awaited

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.

Offering on a property

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Whitakers Estate Agent Declaration:

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Material Information:

Construction -Brick under a tiled roof

Conservation Area - No

Flood Risk -Very low

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

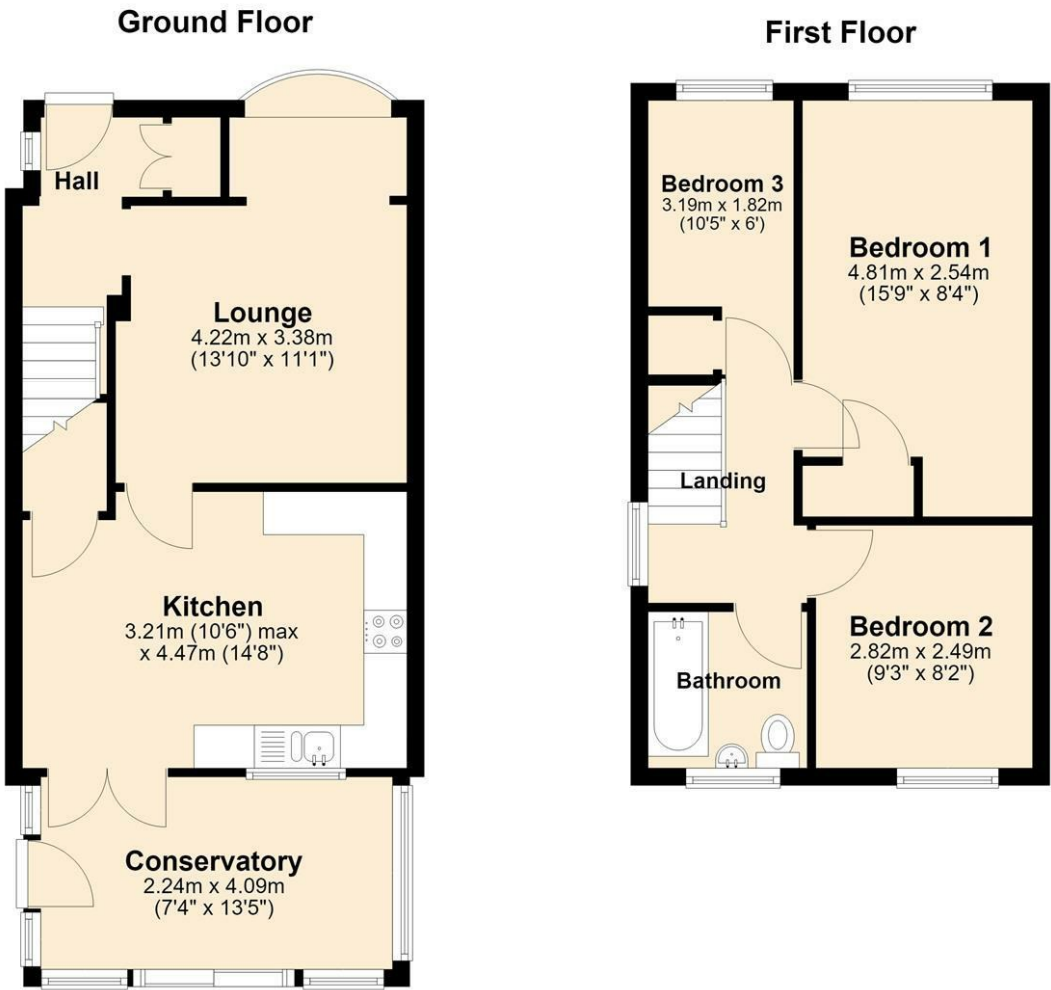
Broadband - Basic 12 Mbps, Ultrafast 5500 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

Planning -No

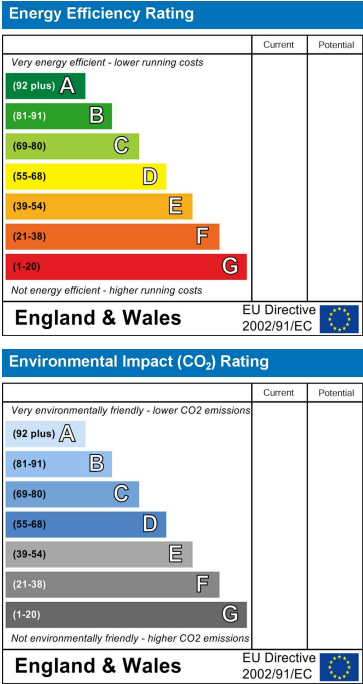
Floor Plan



Area Map



Energy Efficiency Graph



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