

# Whitakers

Estate Agents



## 104 Fossdale Close, Hull, HU8 9UB

**£130,000**

Gorgeous two bed semi-detached house!

This ideal starter home or downsizer is situated on the ever-popular Howdale Road development! With sought after schools close by, the house benefits from ample off-road parking via private side driveway, front and rear gardens with a sunny aspect to the rear and is in walking distance to Sutton village!

These homes are rarely available; therefore, we encourage early viewings!

Briefly- Lounge, kitchen/dining, and to the 1st floor, two double bedrooms and the family bathroom.

Early viewings are highly recommended!

## The Property Comprises

### Entrance

Via a uPVC double glazed door.

### Lounge 15'10" x 11'10" (4.83 x 3.63 )



Spacious, the modern lounge has the stairs to the 1st floor, wood effect laminate flooring, feature fireplace with electric fire insert, radiator and uPVC double glazed window to the front aspect.

### Kitchen/Diner 8'9" x 11'10" (2.68 x 3.62 )



Fitted kitchen with a range of base and wall units with contrasting work surfaces, stainless sink/drainage unit with mixer tap, plumbing for an automatic washing machine, a built-in electric oven with four ring electric hob and extractor, uPVC double glazed sliding patio doors open to the rear garden, radiator, tiled floor and space for dining.

### First floor Landing



Carpeted Flooring and hatch giving access to the loft.

### Bedroom One 8'9" x 11'10" (2.69 x 3.63 )



The bedroom has a uPVC double glazed window to the rear aspect, a radiator and carpeted flooring.

### Bedroom Two 7'6" x 11'10" (2.30 x 3.63 )



The second bedroom is spacious. A uPVC double glazed window to the front aspect, radiator and carpeted flooring.

### Bathroom



The bathroom suite comprises of a walk-in shower, a low level WC and a wash hand basin with fitted vanity unit, vinyl flooring, towel radiator and a uPVC double glazed window, a useful storage cupboard.

### Outside



To the front of the house there is a small garden with mature attractive plants and access to the private side driveway for off road parking for several vehicles.

To the rear of the house there is a good proportioned garden with decking area for seating and the garden has storage sheds and high-level timber fence boundary.

### Tenure

This Property is Freehold.

### Council Tax

Hull City Council  
Band B

### EPC

EPC Rating C

### 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/Tile

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 5 Mbps Superfast 60 Mbps

Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

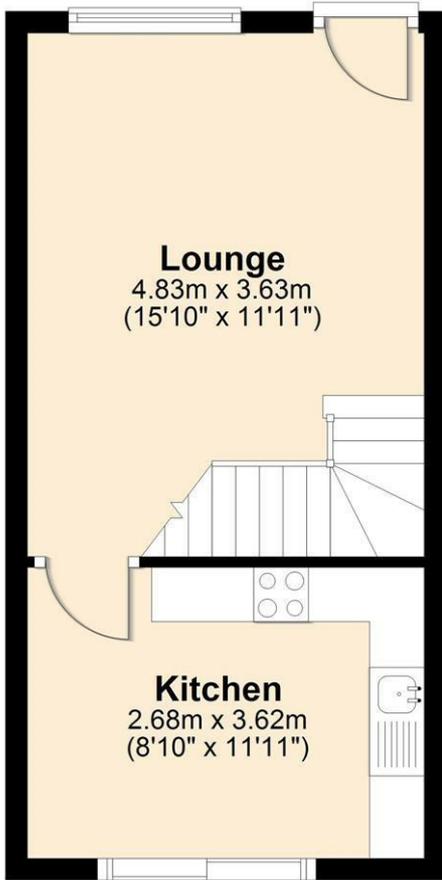
Planning - No

**Whitakers Estate Agent Declaration:**

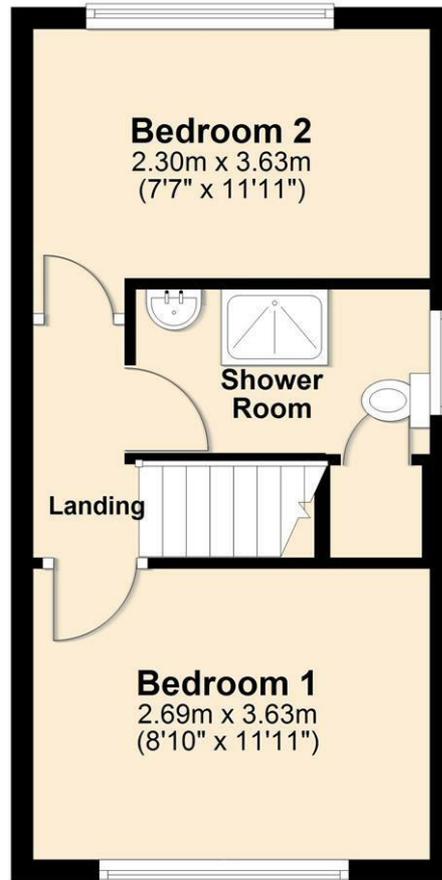
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

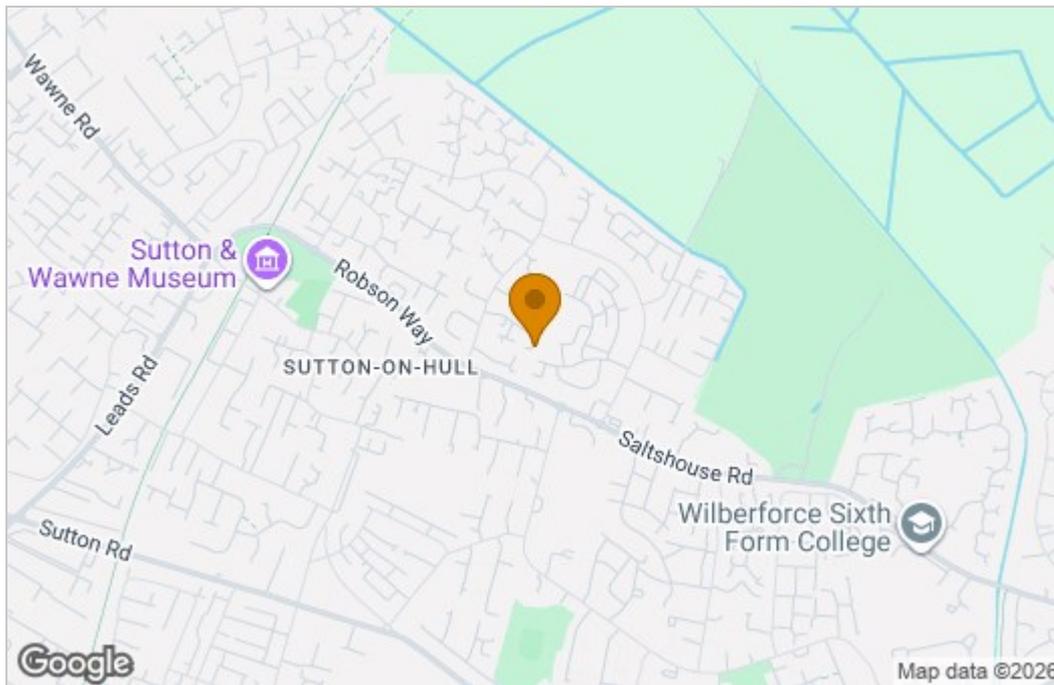
## Ground Floor



## First Floor



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.