

# Whitakers

Estate Agents



**2 Watt Street, Hull, HU9 3BN**

**Guide price £170,000**

\*\*\* GUIDE PRICE £170,000 - £180,000 \*\*\*

A MUST VIEW FOR THE GROWING FAMILY UNIT, SITUATED WITHIN A STROLL OF THE SHOPPING FACILITIES THAT HOLDERNESS ROAD HAS TO OFFER AND, OF COURSE , THE FABULOUS LEISURE AMENITIES OF THE WONDERFUL EAST PARK AND THE WOODFORD CENTRE. THIS TRADITIONAL STYLE SEMI DETACHED PROPERTY BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE, FITTED KITCHEN WITH APPLAINCES / DAY ROOM WITH SOLID FUEL BURNER, CONSERVATORY, UTILITY ROOM, THREE FIRST FLOOR BEDROOMS OF EXCELLENT PROPORTION AND A CONTEMPORARY BATHROOM. WITH GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY IS SET WITH PLEASANT ENCLOSED GARDENS AND HAS AMPLE ROOM TO ACCOMMODATE OFF STREET PARKING FOR A NUMBER OF VEHICLES. A FANTASTIC OPPORTUNITY NOT TO BE MISSED, ENQUIRIES IN ORDER TO VIEW ARE WELCOME.

## Entrance Hall



Attractive tile laminate flooring, a radiator and staircase off.

Lounge 11'11" x 11'5" plus bay (3.63m x 3.48m plus bay)



A round bay window to the front aspect, attractive timber flooring, a radiator, built in storage cupboards and French Doors give access to :

## Conservatory



Having a radiator and French Doors giving access to the gardens.

Fitted Kitchen / Day Room 20'2" x 11'9" (6.16 x 3.60)



A fabulous example of modern day living. There is a good range of attractive fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel one and a half bowl sink unit with telescopic mixer tap.

Integrated appliances include an "American Style" double fridge /freezer, an electric oven and grill, a five ring gas hob and a stainless steel over head extractor canopy. With windows to the front and rear aspects, this room also boasts a lovely feature fire place which incorporates a solid fuel burner and gives a cosy ambience.

## Utility Room

Plumbed for an automatic washing machine and has a useful understairs storage cupboard.

Bedroom One 11'9" x 11'5" plus bay (3.60 x 3.50 plus bay)



A round bay window to the front aspect, fitted wardrobes, over head cupboards, a dressing table unit and a radiator.

Bedroom Two 12'11" x 11'10" (3.96 x 3.62)



Window to the front aspect and a radiator

## Bedroom Three

Window to the rear aspect, a radiator and laminate flooring

## Bathroom



A contemporary suite in white to comprise panelled shower bath, and a wash hand basin and a low level wc unit within a vanity unit. Tiled floor and partially tiled walls, a chrome heated towel rail and there is a rain shower unit and shower attachment over the bath with a shower screen to the bath side.

## Outside



There are enclosed gardens to the side and rear of the property which have a garden shed and a decking seating area. To the front of the property is an area of good proportion which can lend itself to the accommodation of a number of vehicles.

### 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.

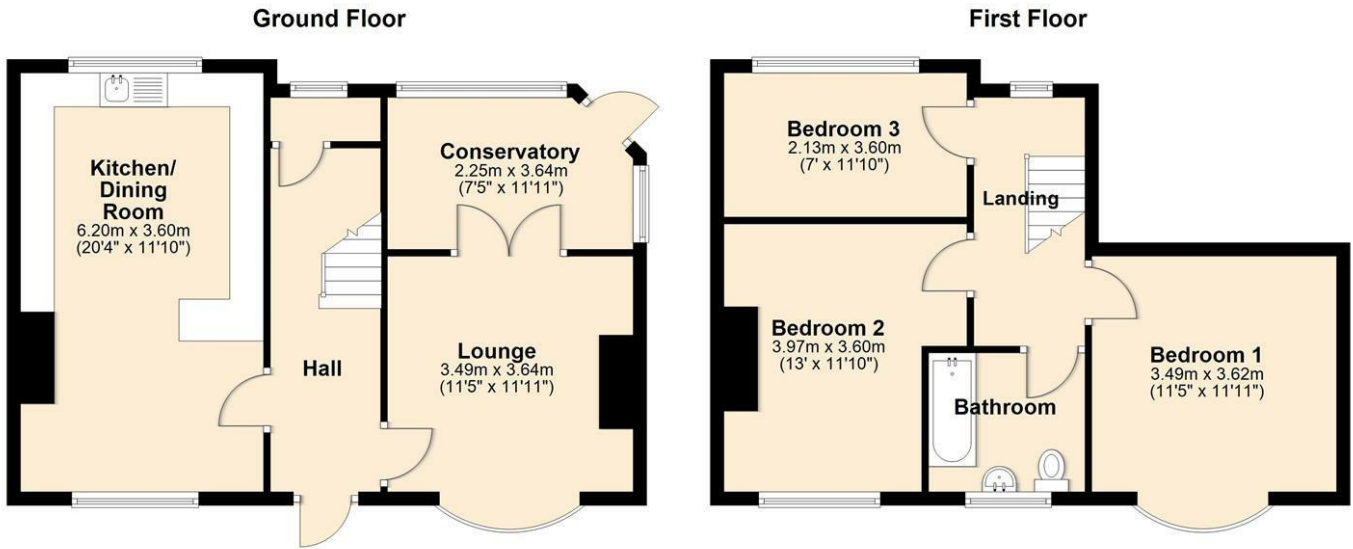
### Material Information:

Construction - Brick under a tiled roof  
Conservation Area - No  
Flood Risk -Vey low  
Mobile Coverage/Signal -EE, Vodafone, Three and O2  
Broadband - 6 Mpbs Ultrafast 1000 Mbps  
Coalfield or Mining Area -No  
Planning -No

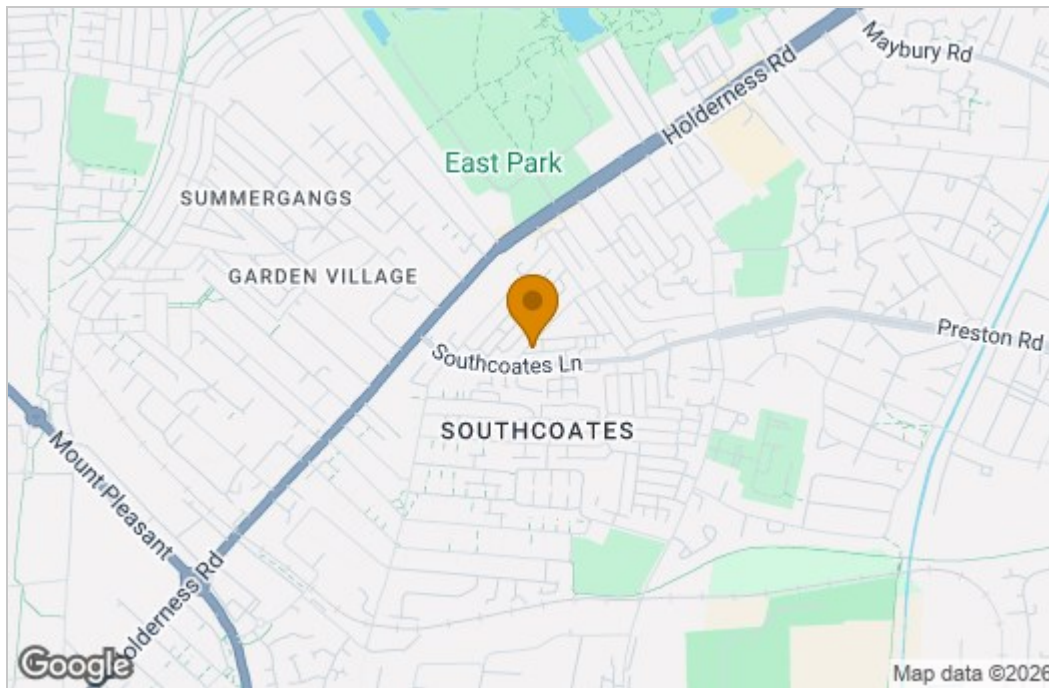
### Whitakers Estate Agent Declaration:

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.

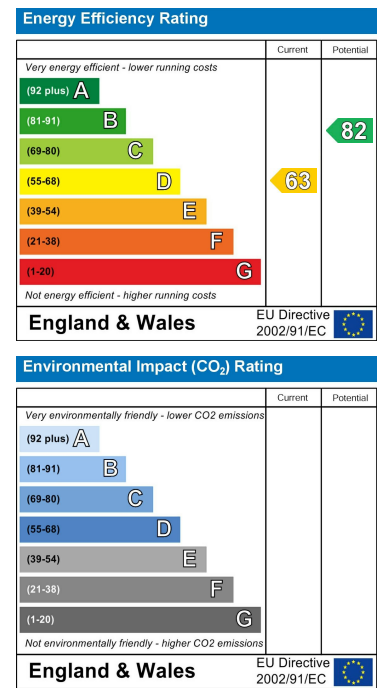
# Floor Plan



# 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.