

# Whitakers

Estate Agents



69 Manor Road

, Hull, HU5 5NS

£117,500



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## Accommodation Comprises

### Entrance

UPVC double glazed door.

### Hallway

Laminate flooring.

### Lounge

UPVC double glazed window, focal point with decorative surround, radiator and laminate flooring.

### Breakfast Kitchen

UPVC double glazed window and door. A range of base, wall and drawer units with worktops above and splash back tiles. Integrated oven and hob, fridge/ freezer and sink with mixer tap over. Breakfast bar, radiator and laminate flooring.

### First Floor Landing

Doors leading to all rooms.

### Bedroom One

Two UPVC double glazed windows and radiator.

### Bedroom Two

UPVC double glazed window, storage and radiator.

### Bathroom

UPVC double glazed window, panelled bath, low flush WC, wash basin, radiator and part tiled.

### Externally

To the front of the property is a low maintenance garden designed for off street parking. The rear garden is mainly laid to lawn with two patio seating area's and the rest is mainly laid to lawn.

### Council Tax

Council Tax Band A.

### Tenure

The property is freehold.

### EPC

EPC rating C

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband -

### 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.



## Road Map



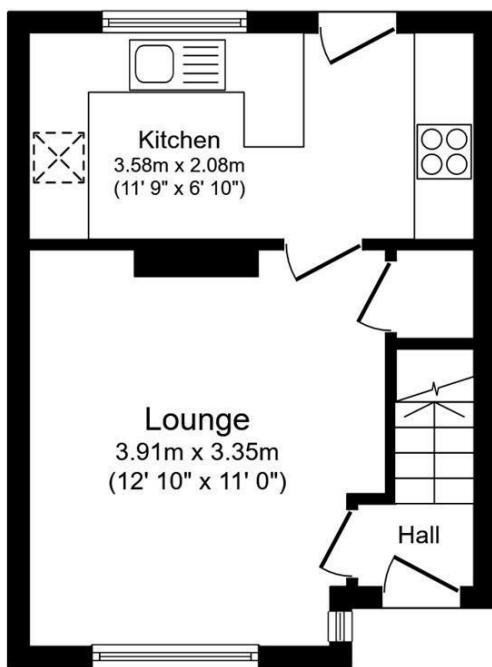
## Hybrid Map



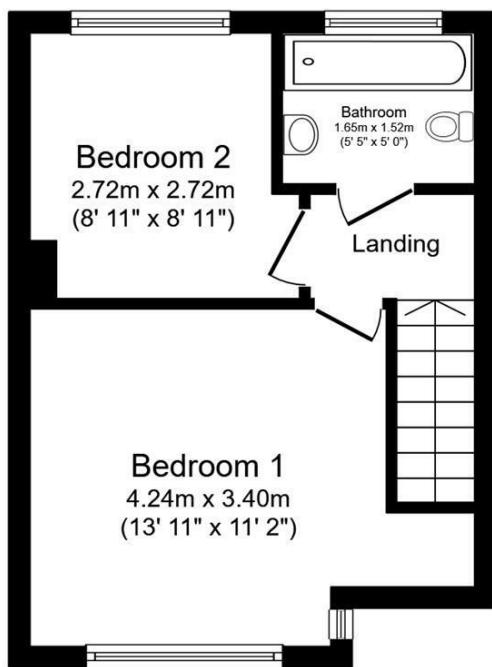
## Terrain Map



## Floor Plan



Ground Floor  
Floor area 26.8 sq.m. (289 sq.ft.)



First Floor  
Floor area 26.8 sq.m. (289 sq.ft.)

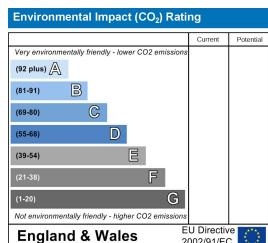
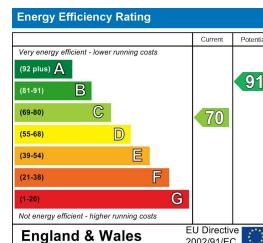
Total floor area: 53.7 sq.m. (578 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.