

# Whitakers

Estate Agents



## 120 Etherington Road, Hull, HU6 7JP

**Asking Price £140,000**

We are acting in the sale of the above property and have received an offer of £140,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.  
**THREE BEDROOM DETACHED HOME! NO ONWARDS CHAIN!!**

SITUATED IN A SOUGHT AFTER AREA OF NORTH HULL, WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND TRANSPORT LINKS, THIS THREE BEDROOM DETACHED PROPERTY PRESENTS A FANTASTIC OPPORTUNITY FOR BUYERS LOOKING FOR A FULL RENOVATION PROJECT. THE PROPERTY OFFERS A HUGE POTENTIAL TO TRANSFORM INTO A BEAUTIFUL FAMILY HOME WITH PLENTY OF SPACE AND CHARACTER TO WORK WITH.

INTERNALLY, THE PROPERTY BOASTS FEATURES TWO GENEROUS RECEPTION ROOMS WITH BEAUTIFUL BAY WINDOWS TO THE FRONT ASPECTS. THERE ARE THREE WELL PROPORTIONED BEDROOM AND A FAMILY BATHROOM.

EXTERNALLY, THE PROPERTY PROVIDES GOOD SIZED GARDENS, WITH SOME IMPROVEMENT AND LANDSCAPING, THESE COULD MAKE GREAT OUTDOOR ENTERTAINMENT/FAMILY

#### Entrance Hall

UPVC window to the rear aspect, leading to dining room, lounge and stairs to the first floor, and a storage cupboard.

Sitting Room/Dining Room 10'8" x 11'9" (3.26 x 3.59)



Separate sitting/dining room, providing additional living space. Bay window to the front aspect and a radiator.

Lounge 16'11" x 11'9" (5.16 x 3.59)



Well proportioned lounge, comprises of a bay window to the front aspect, and a radiator. Leads to the kitchen.

Fitted Kitchen 7'9" x 10'7" (2.37 x 3.24)



Fitted kitchen with a UPVC window to the rear aspect, leads to the rear porch.

Bedroom 1 11'0" x 10'10" (3.36 x 3.31)



Well proportioned double bedroom comprises of a square bay window to the front aspect and a radiator.

Bedroom 2 11'0" x 11'7" (3.36 x 3.55)



Comprises of a square bay window to the front aspect, a radiator and a storage cupboard.

Bedroom 3 10'8" x 6'4" (3.26 x 1.95)

Third bedroom to the rear of the property, comprises of a UPVC window to the rear and a radiator.

#### Bathroom

Comprises a low level WC, hand basin and bath with an overhead shower. A UPVC window to the rear and a radiator.

## Gardens



Garden to the rear of the property in need of some TLC but in generous proportion and with lots of potential to make a great outdoor space.

### Council Tax

Council Tax Band C

### EPC

EPC Rating E

### Tenure

Freehold

### 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 - low

Mobile Coverage/Signal - EE/Vodafone/O2/Three  
Broadband - Basic 20 Mbps Ultrafast 10000 Mbps

Coastal Erosion - no

Coalfield or Mining Area - no

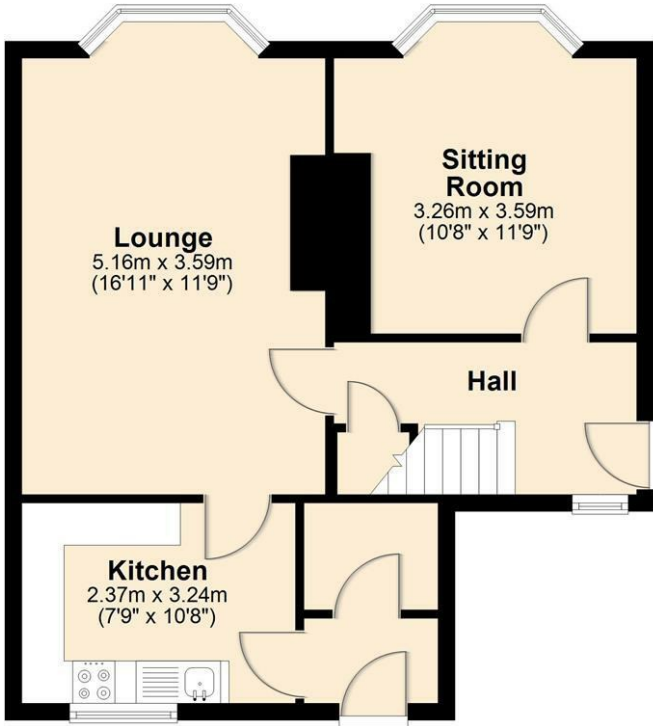
Planning - no

### Whitakers Estate Agent Declaration:

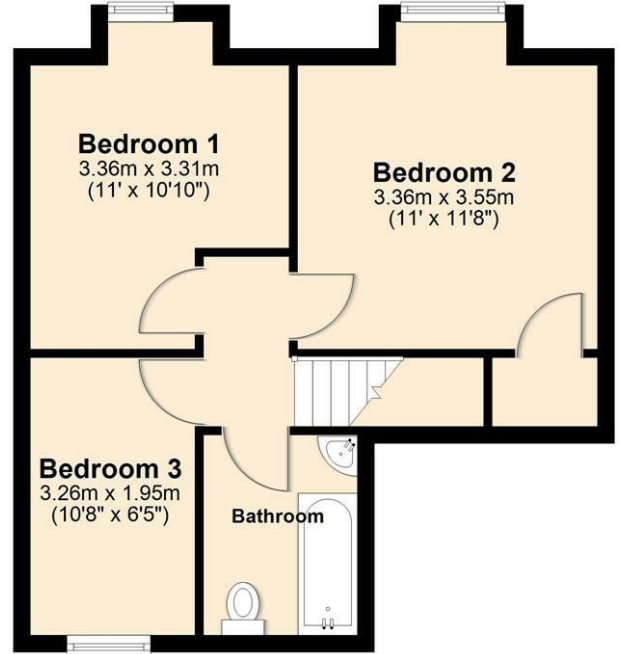
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

# Floor Plan

## Ground Floor

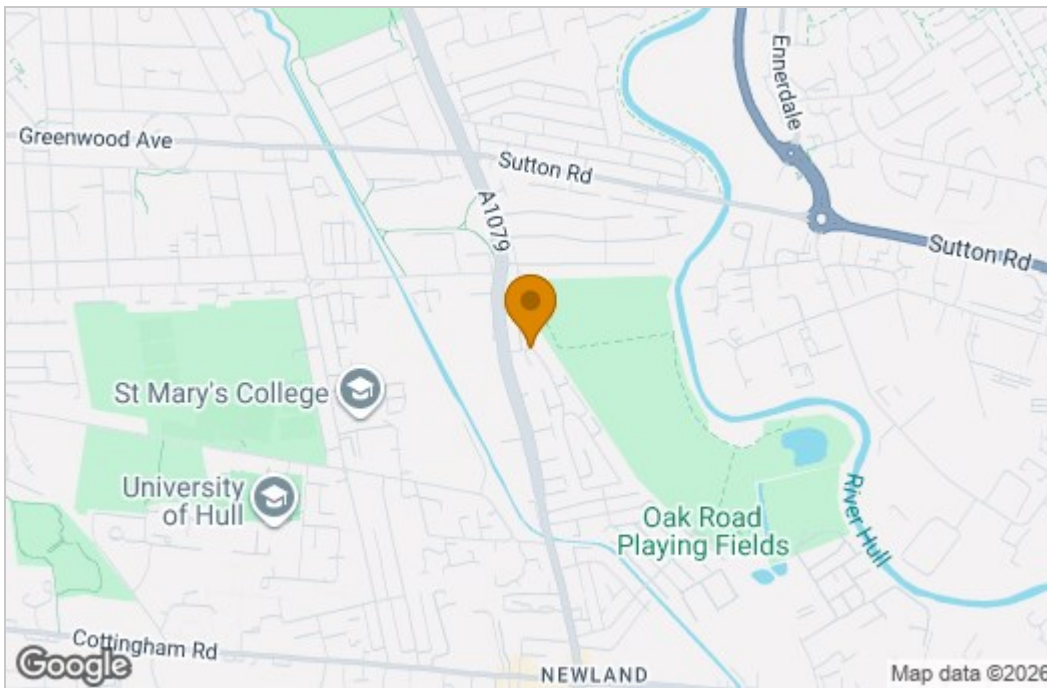


## First Floor

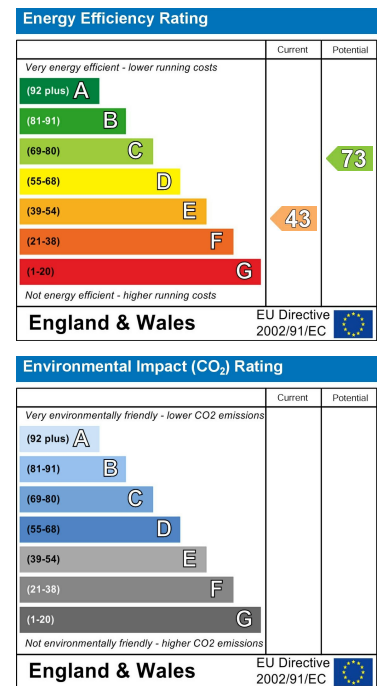


Total area: approx. 91.4 sq. metres (984.0 sq. feet)

## 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.