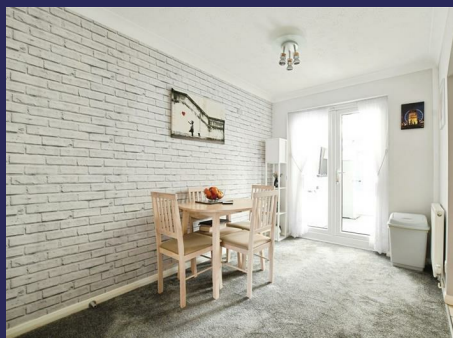


# Whitakers

Estate Agents



**34 Howdale Road, Hull, HU8 9JZ**

**Price Guide £175,000**

\*\*\*GUIDE PRICE £175,000 - £179,950\*\*\*

SITUATED ON THIS EVER POPULAR DEVELOPMENT TO THE EAST OF THE CITY, JUST A STROLL AWAY FROM ALL OF THE EXCELLENT AMENITIES THAT THE VILLAGE OF SUTTON HAS TO OFFER, THIS SEMI DETACHED PROPERTY OFFERS AN IDEAL OPPORTUNITY FOR THE GROWING FAMILY UNIT.

The accommodation briefly comprises entrance hall, lounge through to a dining room, fitted kitchen with appliances, a conservatory, three first floor bedrooms and a bathroom and has gas central heating to radiators and double glazing BEAUTIFULLY PRESENTED THROUGHOUT, THE PROPERTY IS SET WITHIN ATTRACTIVE GARDENS WITH A PRIVATE DRIVEWAY TO A BRICK BUILT GARAGE AND INTERNAL INSPECTION WILL NOT DISAPPOINT.

Entrance Hall 5'1" x 4'1" (1.56 x 1.25)

Lounge 13'11" x 13'1" (4.25 x 4.00)



Bow window to the front aspect, open plan staircase, a radiator and a feature archway giving access to ;

Dining Room 10'9" x 6'6" (3.30 x 2.00)



Useful under stairs storage cupboard, a radiator and French Doors giving access to the conservatory. Again, a feature archway gives access to ;

Fitted Kitchen 10'4" x 6'2" (3.16 x 1.90)



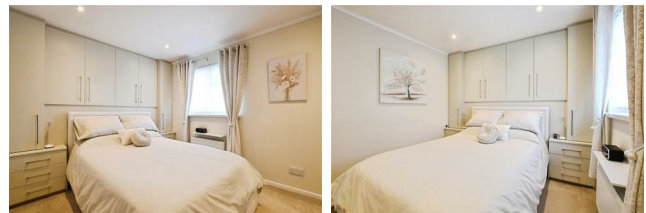
A lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset sink unit in "resin" with a mixer tap. Window to the rear aspect, tiled floor and partially tiled walls, plumbing for an automatic washing machine and integrated appliances include an electric oven, four ring gas hob, over head extractor canopy and a fridge / freezer.

Conservatory 11'10" x 9'1" (3.62 x 2.78)



Attractive laminate flooring, , a radiator and French Doors give access to the rear garden.

Bedroom One 9'8" x 9'3" (2.95 x 2.82)



Window to the front aspect, a radiator and a good range of fitted wardrobes, over head cupboards and drawers.

Bedroom Two 9'5" x 6'6" (2.88 x 2.00)



Window to the rear aspect and a radiator.

Bedroom Three 6'11" x 6'8" (2.13 x 2.05)



Window to the rear aspect, laminate flooring and a radiator

## Bathroom



A white suite to comprise panelled bath, wash hand basin within a vanity unit and a low level dual flush wc. Tiled walls and floor, spotlights to the ceiling and a chrome heated towel rail.

## Gardens



To the front of the property..... and to the rear is an enclosed garden, laid mainly to lawn with a stepping stone path, a paved patio area, a decking seating area and a garden shed.

## Brick Built Garage



Accessible via a block paved driveway and having a side personnel door and electricity supplied.

## Council Tax

Hull City Council - band B

## Tenure

This property is 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 tiled roof

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 4 Mbps, Superfast 80 Mbps

Ultrafast 1500 Mbps

Coastal Erosion -No

Coalfield or Mining Area -No

Planning -No

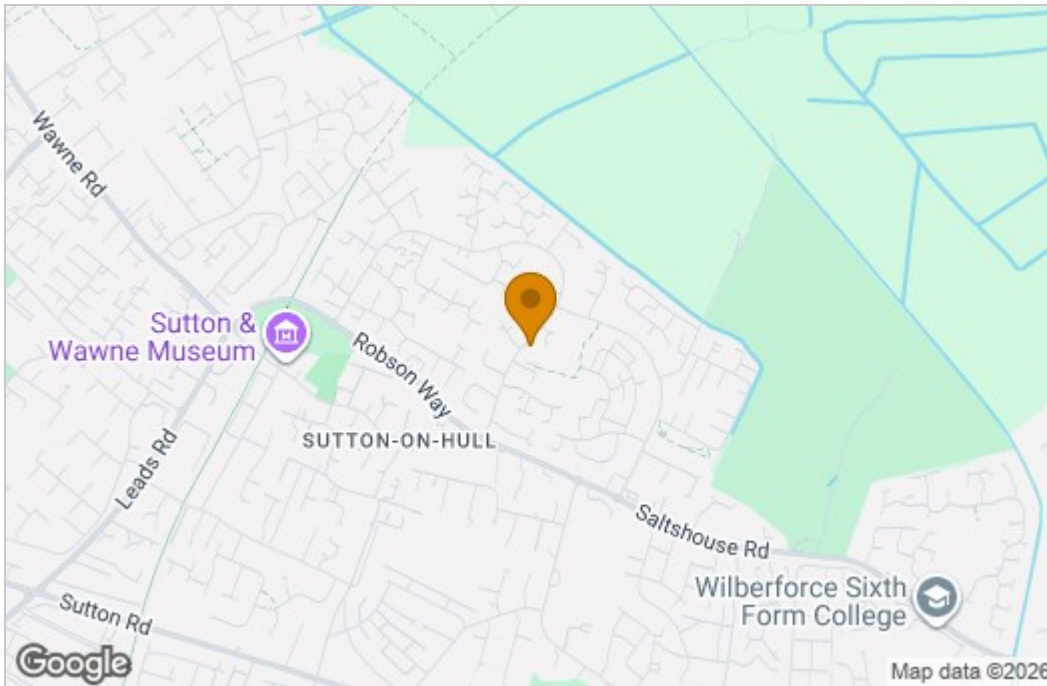
## Whitakers Estate Agent Declaration:

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.

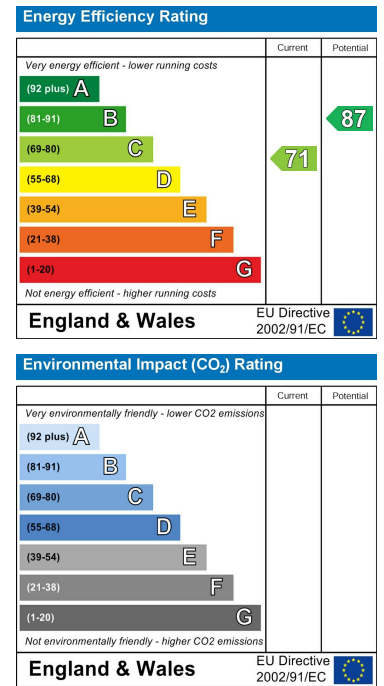
# Floor Plan



# 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.