

# Whitakers

Estate Agents



## 163 Sculcoates Lane, Hull, HU5 1DN

**£128,500**

No Onward Chain!

This 3/4 bedroom property is offered to the market with no onward chain, situated in a sought after location, well placed to access a wide range of local amenities and great local schools.

This modern town house is arranged over three floors offering versatile living for the growing family, and briefly comprises - spacious entrance, shower room, utility room, bedroom three and bedroom 4 / sitting room.

The first floor has a large fitted kitchen / diner and a large dual aspect lounge / diner, further stairs lead to the second floor with the master suite with its en suite facilities and bedroom two along with the family bathroom suite.

Externally to the front is a low maintenance block paved garden, the rear garden is enclosed to the boundary and laid to artificial lawn, with allocated car parking beyond.

This property is offered to the market at a competitive price, as such early viewings are advised.

## The Accommodation Comprises

### Ground Floor

#### Entrance

With a wooden double glazed front door and side window

#### Hall

Wooden double glazed front door and side window.

Bedroom Three 11'11" x 10'3" (3.65 x 3.14)



Two UPVC double glazed windows and radiator.

Bedroom Four 12'5" x 10'4" max (3.80 x 3.15 max)



UPVC French doors and radiator.

### Shower Room



UPVC double glazed window, pedestal sink unit, low flush WC, walk in enclosed shower and radiator.

### First Floor Landing

UPVC double glazed window, radiator and stairs leading to the second floor.

Kitchen / Diner 17'0" x 10'3" (5.20 x 3.14)



Three UPVC double glazed windows, a range of base, wall and drawer units with work tops over and splash back tiles. Integrated oven and hob with extractor food over, sink unit with mixer tap over and radiator.

Lounge 17'2" x 10'7" (5.24 x 3.23)



Two UPVC double glazed windows and two radiators.

### Second Floor Landing

UPVC double glazed window and radiator.



### Bedroom One 10'4" x 17'0" (3.16 x 5.19)



Three UPVC double glazed windows and radiator.

#### En Suite



UPVC double glazed window, pedestal sink unit, low flush WC, walk in enclosed mixer shower and radiator.

### Bedroom Two 12'8" x 10'7" (3.88 x 3.23)



UPVC double glazed window, storage and radiator.

### Bathroom



UPVC double glazed window, panelled bath, pedestal sink unit, low flush WC and radiator.

#### Externally



Council Tax Band  
Council Tax Band D

EPC rating  
EPC rating C

Material Information  
Construction - Standard  
Conservation Area - No  
Flood Risk - Very low  
Mobile Coverage / Signal - EE / Vodafone / Three / O2  
Broadband - Basic 4Mbps / Ultrafast 10000 Mbps  
Coastal Erosion - No  
Coalfield or Mining Area - No

#### 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.

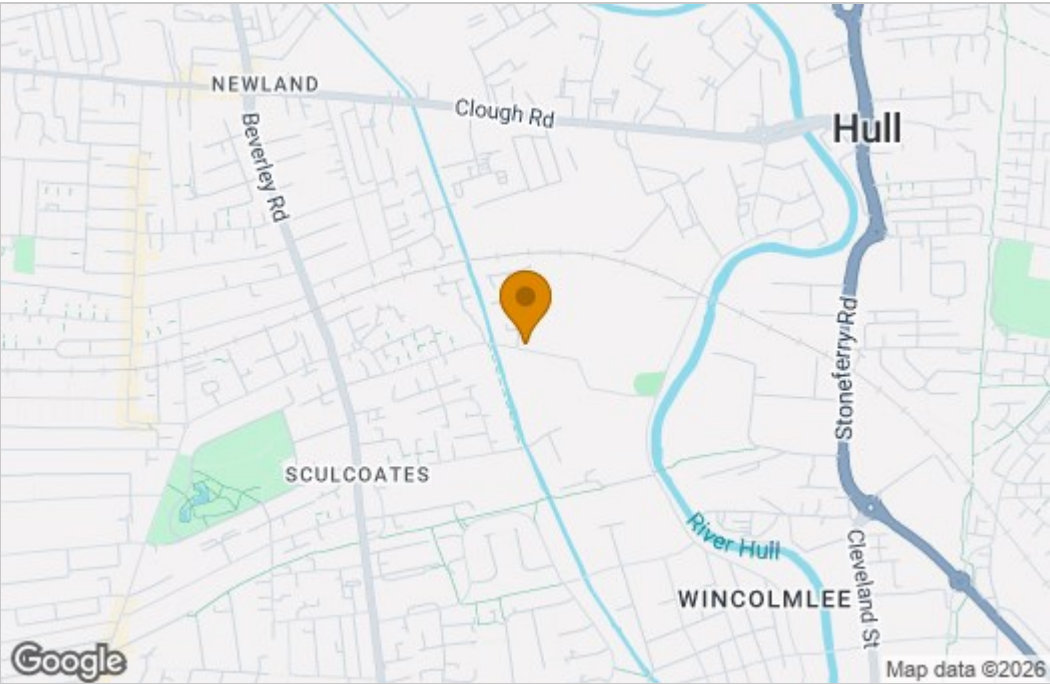
#### Free Market Appraisals / Valuations

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.

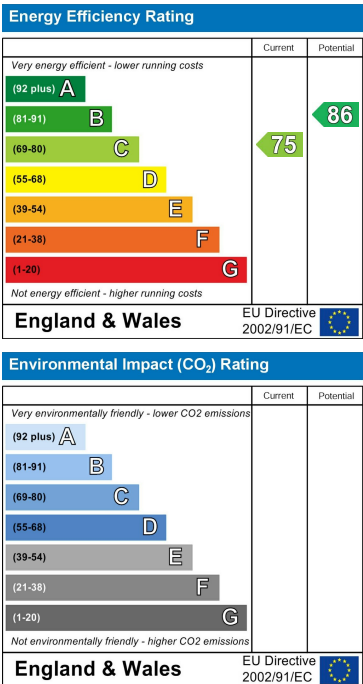
Floor Plan



Area Map



Energy Efficiency Graph



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