Whitakers
Estate Agents









61 Middlesex Road, Hull, HU8 0AF

Offers Around £259,950

LOCATED TO THE EAST OF THE CITY WITH SOUGHT AFTER EDUCATIONAL CHOICES AVAILABLE, THIS MODERN DETACHED HOUSE BOASTS PLENTY OF SPACE FOR THE GROWING FAMILY UNIT AND IS BEAUTIFULLY PRESENTED IN "MOVE INTO" CONDITION.

THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE, FITTED KITCHEN WITH A HOST OF INTEGRATED APPLIANCES FLOWING THROUGH TO A DINING AREA/DAY ROOM, UTILITY ROOM AND CLOAKS FACILITIES TO THE GROUND FLOOR AND FOUR FIRST FLOOR BEDROOMS OF EXCELLENT PROPORTION WITH MASTER EN SUITE AMENITIES AND A FAMILY BATHROOM.

WITH THE EXPECTED GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY STANDS IN ATTRACTIVE GARDENS TO THE FRONT AND REAR AND HAS A PRIVATE DRIVEWAY GIVING ACCESS TO AN INTEGRAL GARAGE.

APPOINTMANTS TO VIEW INTERNALLY ARE ENCOURAGED

Entrance Hall
With staircase off and a radiator

Lounge 14'3" x 9'6" (4.35 x 2.90)



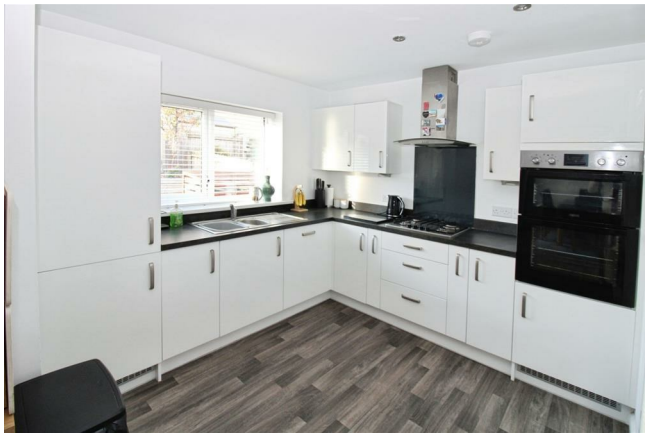
Window to the front aspect, and two radiators.

Dining Area / Day Room 14'3" x 9'6" (4.35 x 2.90)



A lovely versatile area with a useful built in storage cupboard, French doors giving access to the rear garden, a radiator and opens to:

Fitted Kitchen



A good range of fitted floor and wall units with contrasting preparation surfaces and splash backs and having an inset stainless steel one and half bowl sink unit with mixer tap. Window to the rear aspect, spotlights to the ceiling and integrated appliances include an electric oven and grill, four ring gas hob, a stainless steel over head extractor canopy, a fridge/freezer and a dishwasher.

Utility Room



Fitted floor units with preparation surfaces incorporating an inset stainless steel sink unit with mixer tap and there is plumbing for an automatic washing machine. There is also a door giving access to the integral garage

Cloak Room



Wash hand basin within a vanity unit, a low level wc and a radiator.

Master Bedroom 12'9" x 11'5" (3.90 x 3.50)



Window to the front aspect and radiator

En Suite



A plumbed shower unit within a double independent enclosure, wash hand basin with half pedestal and a low level wc. Partially tiled and a radiator.

Bedroom Two 12'9" x 8'8" (3.90 x 2.65)



Window to the front aspect and a radiator.

Bedroom Three 11'11" x 8'2" (3.65 x 2.50)



Window to the rear aspect and a radiator.

Bedroom Four 11'5" x 8'2" (3.50 x 2.50)



Window to the rear aspect and a radiator.

Family Bathroom



A white suite to comprise panelled bath, wash hand basin with half pedestal and a low level wc. Plumbed shower unit over the bath with a shower screen to the bath side and a radiator.

Outside



To the front of the property is a block paved area which may be utilised for further car parking amenities and to the rear is a garden laid to artificial lawn with a raised flower border and a paved patio area.

Integral Garage



Accessible via a driveway to the front of the property with an up and over vehicular door, light and power supplied and a personnel door to the utility room.

Council Tax
Hull City Council - band D

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.

Offering on a property
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Whitakers Estate Agent Declaration:
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

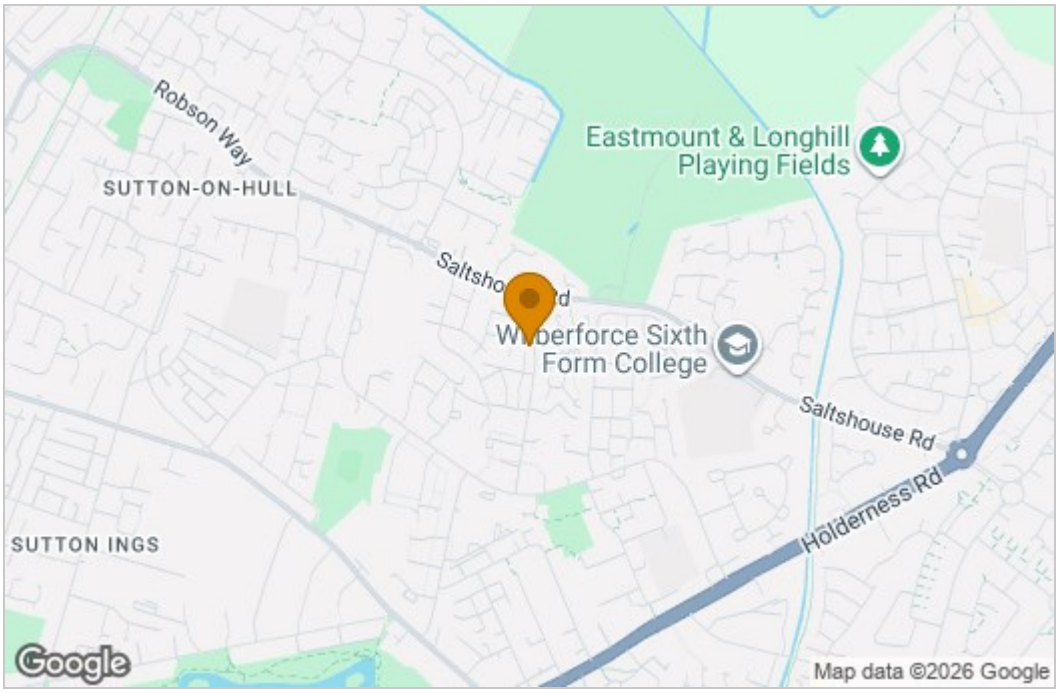
Material Information:
Construction - Brick under a tiled roof
Conservation Area - No
Flood Risk -Very low
Mobile Coverage/Signal -EE, Vodafone, Three and O2

Broadband - Ultrafast 10000 Mbps
Coastal Erosion -No
Coalfield or Mining Area -No
Planning -No

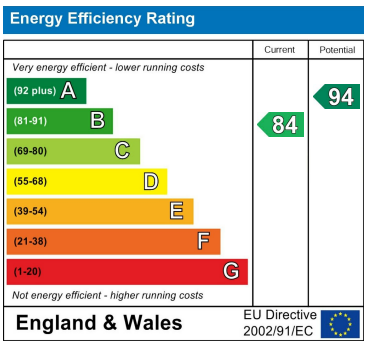
Floor Plan

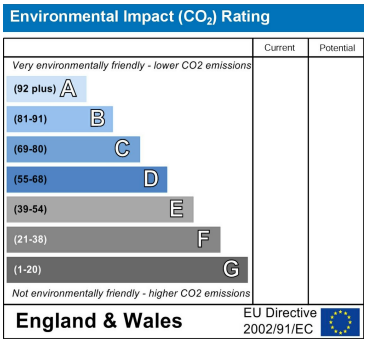


Area Map



Energy Efficiency Graph





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