

Whitakers

Estate Agents



48 Howdale Road, Hull, HU8 9JZ

Asking Price £160,000

GUIDE PRICE £160,000 - £165,000

A GOOD OPPORTUNITY FOR THE GROWING FAMILY UNIT AND THE FIRST TIME BUYER AND SITUATED HANDILY FOR THE FABULOUS AMENITIES THAT SUTTON VILLAGE HAS TO OFFER, THIS MODERN STYLE SEMI DETACHED HOUSE DESERVES INTERNAL INSPECTION.

THE ACCOMMODATION COMPRISES ENTRANCE HALL, LOUNGE AND DINING AREA, FITTED KITCHEN, THREE FIRST FLOOR BEDROOMS AND A SHOWER ROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

SET WITHIN GARDENS OF GOOD PROPORTION WITH A SIDE DRIVEWAY TO A SINGLE GARAGE, THE PROPERTY OFFERS A POSITION WITH GOOD EDUCATIONAL CHOICES AND APPOINTMENTS TO VIEW ARE WELCOME.

Entrance Hall

Staircase off, a radiator and double doors give access to:

Lounge



Window to the front aspect, useful under stairs storage cupboard and a radiator

Dining Area



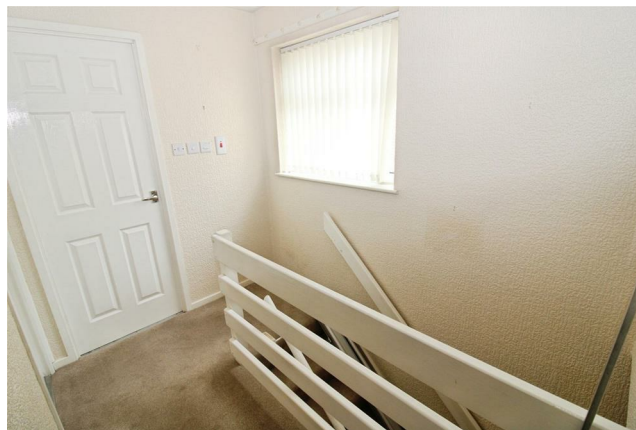
A radiator and Patio Doors give access to the rear garden.

Fitted Kitchen



A range of fitted floor and wall units with contrasting preparation surfaces having a stainless steel sink unit. Windows to two aspects allowing plenty of natural light, tiled floor and partially tiled walls, a radiator and plumbing for an automatic washing machine.

First Floor Landing



Window to the side aspect and loft access via a pull down ladder.

Bedroom One



Window to the front aspect, a radiator and mirror fronted fitted wardrobes.

Bedroom Two



Window to the rear aspect, a radiator, built in storage cupboard and fitted wardrobes, overhead cupboards, dressing table unit and drawers.

Bedroom Three



Window to the front aspect, fitted wardrobes, over head cupboards and a radiator.

Shower Room



Electric shower unit, wash hand basin with a pedestal and a low level wc. Non slip floor covering, tiled walls and a radiator.

Gardens



To the front of the property is a garden laid to decorative aggregates and to the rear a garden paved to patio area and decorative aggregates. There is also an outside tap.

Single Garage



Accessible via a side driveway which can also accommodate off street parking for three vehicles

Council Tax

Hull City Council tax band B

Tenure

Freehold

EPC

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.

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.

Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk -Very low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

Planning -No

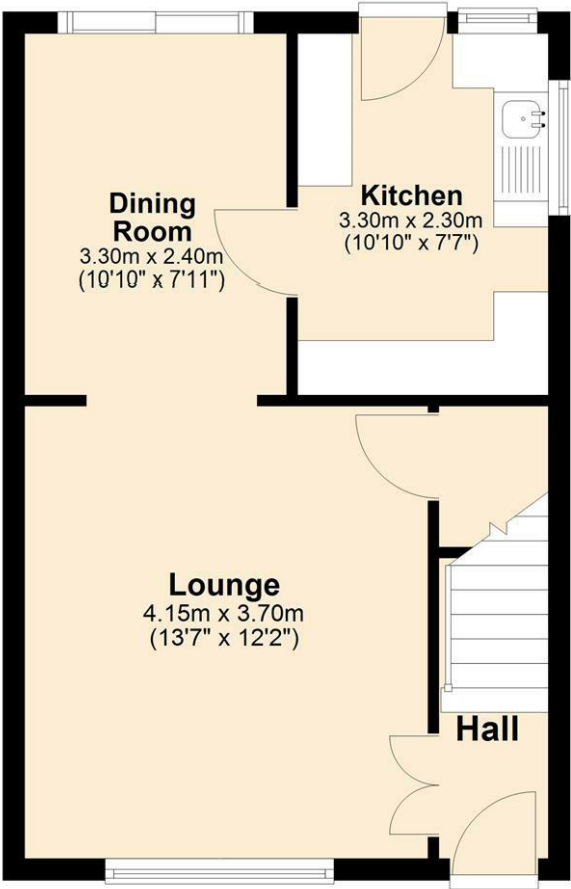
Offering on a property

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.

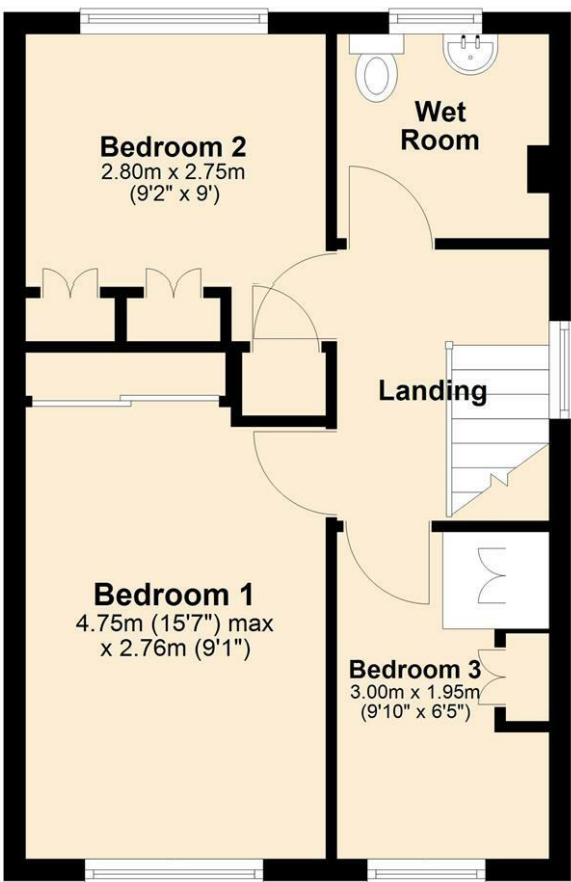
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

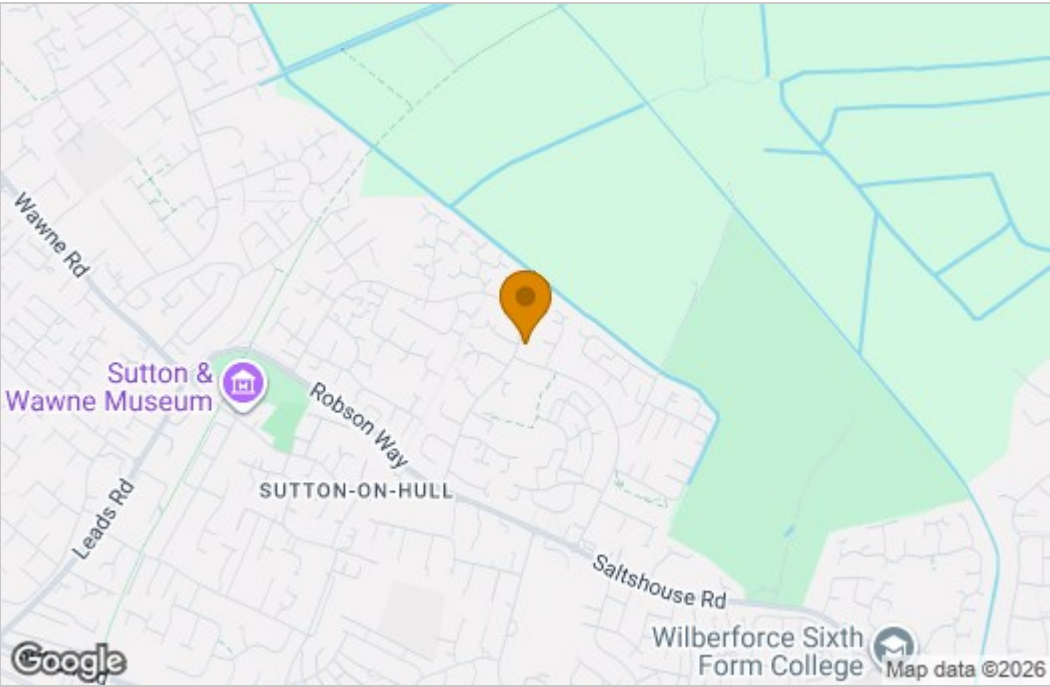
Ground Floor



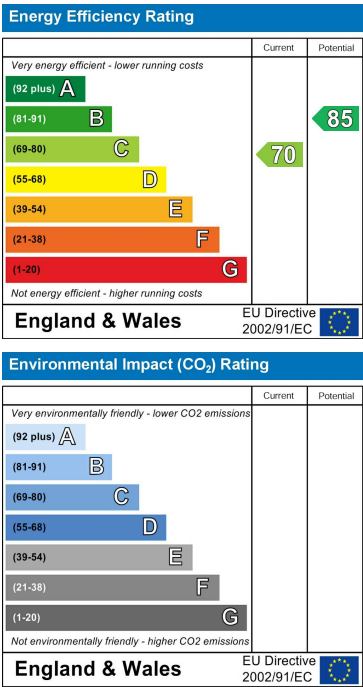
First Floor



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.