

# Whitakers

Estate Agents



## 24 Howdale Road, Hull, HU8 9JZ

**Offers Over £160,000**

Whitakers are pleased to offer this immaculately presented modern 2 bedroom semi detached home to the market.

Having been tastefully improved by the current owner to a very high standard to include newly fitted modern kitchen and lovely rear garden with hot tub, the property is presented in true "move in" condition.

Situated on ever popular Howdale Road, well positioned for well regarded local schools and amenities, the property would be perfect for first time buyers and down-sizers alike!

Briefly comprising; Lounge and modern integrated Kitchen/diner to the ground floor, there are 2 generously sized bedrooms, both with fitted furniture together with a bathroom and a useful loft room accessed via drop down ladders.

Also benefitting from UPVC glazing and gas central heating together with driveway parking and enclosed rear garden, INCLUDING an 18ft summer house!, internal viewing is highly recommended to appreciate!

Lounge 15'9" x 11'9" (4.82 x 3.60)



UPVC Entrance door into Lounge with carpeted flooring, central heating radiator, UPVC window to front aspect and open stairs to first floor with under stair storage.

Kitchen/Diner 8'10" x 11'9" (2.70 x 3.60)



Recently installed modern kitchen with a range of contemporary grey shaker style wall and base units, contrasting work surfaces and tiled splash backs, 4 ring gas hob with electric fan oven below and extractor over, composite 1 1/2 bowl sink/drainers with mixer taps over. Integrated washing machine and fridge freezer, central heating radiator and tiled flooring, space for dining table and UPVC French doors to rear garden.

#### First Floor Landing

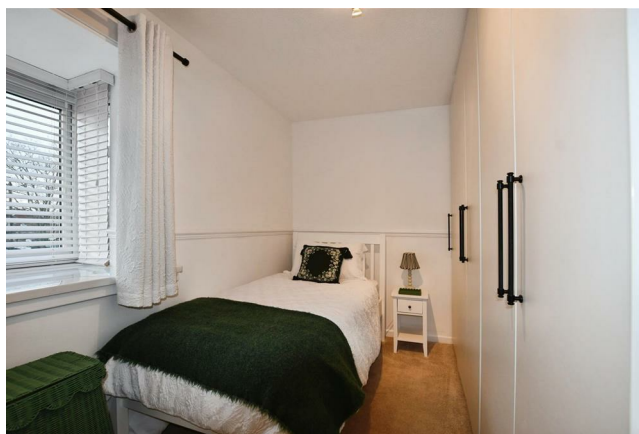
Stairs from lounge with carpeted flooring and loft access hatch.

Bedroom 1 8'11" x 11'9" (2.74 x 3.60)



With fitted sliding wardrobes, carpeted flooring, central heating radiator and UPVC window to rear aspect.

Bedroom 2 8'9" x 11'9" (2.67 x 3.60)



With fitted wardrobes, carpeted flooring, central heating radiator and UPVC window to front aspect.

#### Bathroom



Panel bath with mains shower over, low flush wc and hand wash basin with vanity unit below. Tiling to walls and floor, cupboard housing recently installed combi boiler and UPVC window to side aspect.

Loft Space 12'0" x 11'9" (3.66 x 3.60)



Accessed via drop down ladder with carpeted flooring, velux window and under eaves storage.



## Outside



To the front of the property is a small low maintenance garden laid to aggregate and a side driveway giving off road parking for two vehicles. Gate access leads to the lovely low maintenance rear garden with paved patio areas, hot tub, decking and 18 ft summer house with full electric supply whilst fencing to perimeters gives a good level of privacy.

## Tenure

FREEHOLD

## Council Tax

COUNCIL TAX BAND B

## EPC

EPC RATING C

## 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 (standard)

Conservation Area - No

Flood Risk - Low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

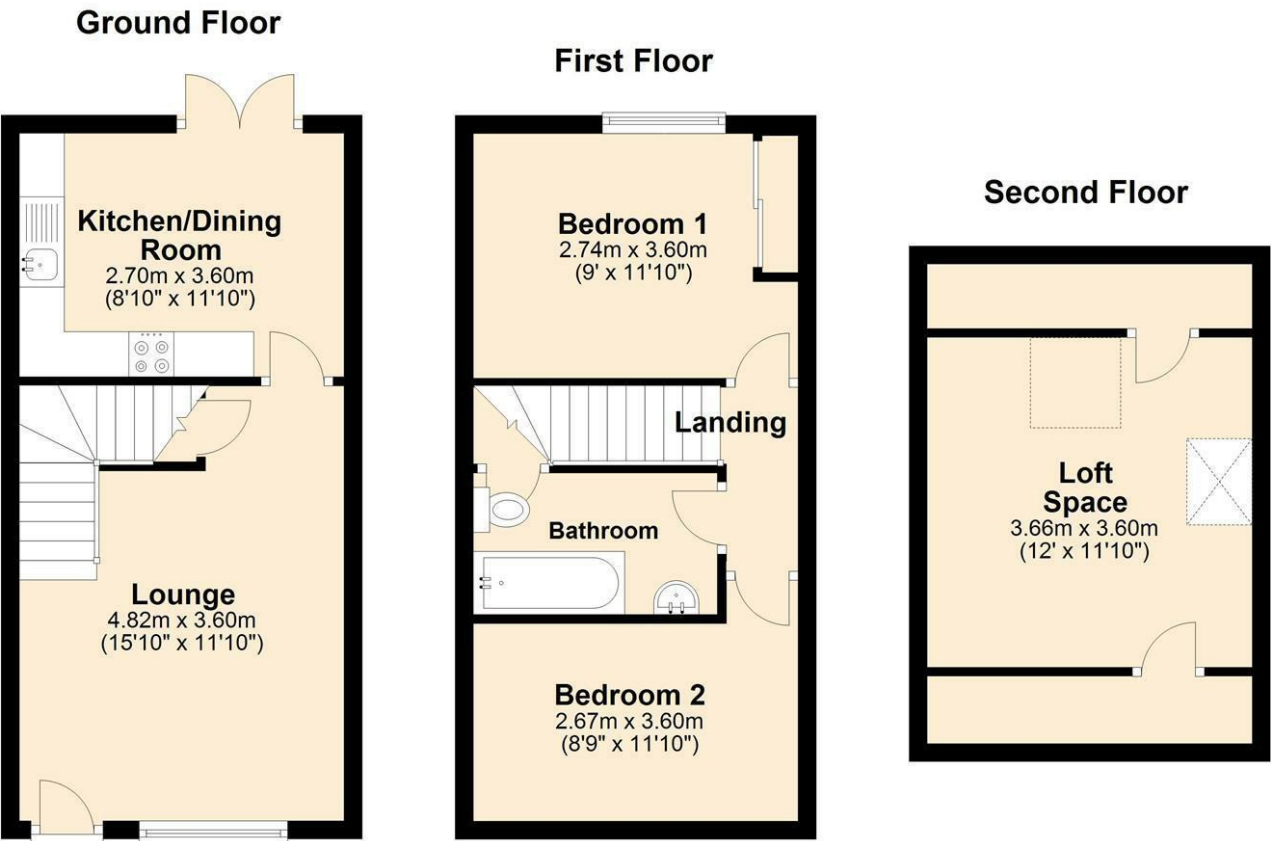
Coalfield or Mining Area - No

Planning - None

## 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

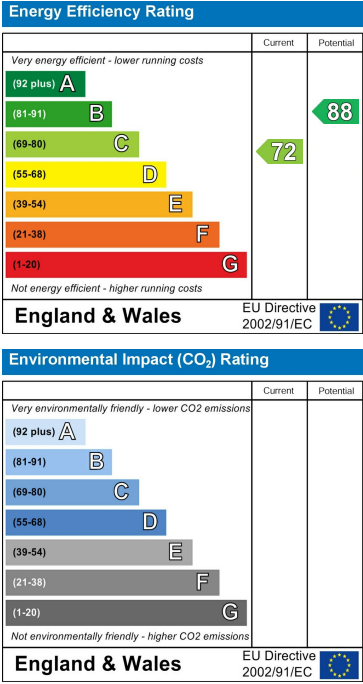


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.