

Whitakers

Estate Agents



14 Marne Street, Hull, HU5 3SU

£130,000

Whitakers Estate Agents are pleased to introduce this recently refurbished mid-terrace property, conveniently placed for a growing family seeking to reside within the catchment of highly regarded primary schools, and take advantage of the range of amenities and transport links available via Chanterland's Avenue.

Upon entering, the resident is greeted by a welcoming entrance hall that opens into a spacious lounge, and fitted kitchen / dining room extension that incorporates a shower room.

A fixed staircase rises to the first floor which allows access to the loft space, and follows to three double bedrooms.

Externally to the front approach, there is a paved garden with brick walling to the surround. The rear garden is also low maintenance in design, being paved and complimented with a patio seating area.

Double width gates in the boundary fencing open onto the vehicle accessible ten-foot which creates off-street parking.

The accommodation comprises

Front external



Externally to the front approach, there is a paved garden with brick walling to the surround.

Ground floor

Hall

UPVC double glazed door and side window, central heating radiator, and laminate flooring. Leading to :

Lounge 15'0" x 12'8" (4.59 x 3.87)



UPVC double glazed window, central heating radiator, wall mounted electric fire, and laminate flooring.

Open plan kitchen / dining room



Kitchen 8'2" x 8'2" (2.51 x 2.50)



Composite double glazed door with side window, UPVC double glazed window, central heating radiator, and tiled flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plunging for a washing machine and washer and dryer, and hob with extractor hood above.

Dining area 9'11" x 9'4" (3.04 x 2.85)



Under stairs storage cupboard, and tiled flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, and oven.

Shower room 9'10" x 6'0" (3.01 x 1.83)



UPVC double glazed window, central heating radiator, and fully tiled. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower and waterfall feature, pedestal sink with mixer tap, and low flush W.C.

First floor

Landing

With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one 15'10" x 10'7" (4.83 x 3.23)



UPVC double glazed window, central heating radiator, built-in storage cupboard, and laminate flooring.

Bedroom two 11'10" x 7'5" (3.63 x 2.27)



UPVC double glazed window, central heating radiator, and laminate flooring.

Bedroom three 9'0" x 8'0" (2.75 x 2.44)



UPVC double glazed window, central heating radiator, and laminate flooring.

Rear external



The rear garden is also low maintenance in

design, being paved and complimented with a patio seating area.

Off-street parking

Double width gates in the boundary fencing open onto the vehicle accessible ten-foot which creates off-street parking.

Additional features

The residence also benefits from having an outside tap and power socket, and EV charging point.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number -
00070111001401
Council Tax band - A

EPC rating
EPC rating - D

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three
/ O2
Broadband - Basic 8 Mbps / Ultrafast 10000
Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

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.

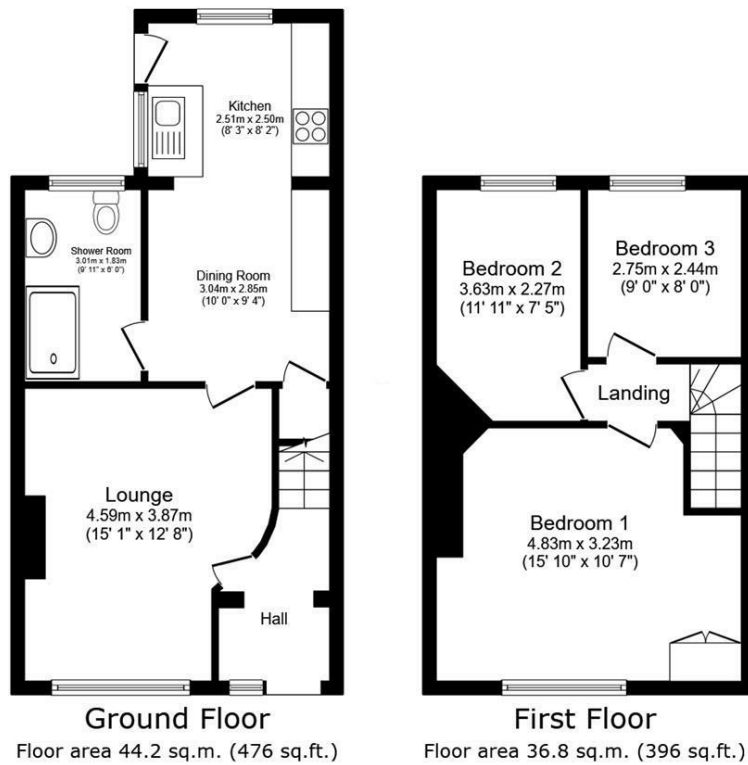
Free Market Appraisals / Valuations

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.

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.

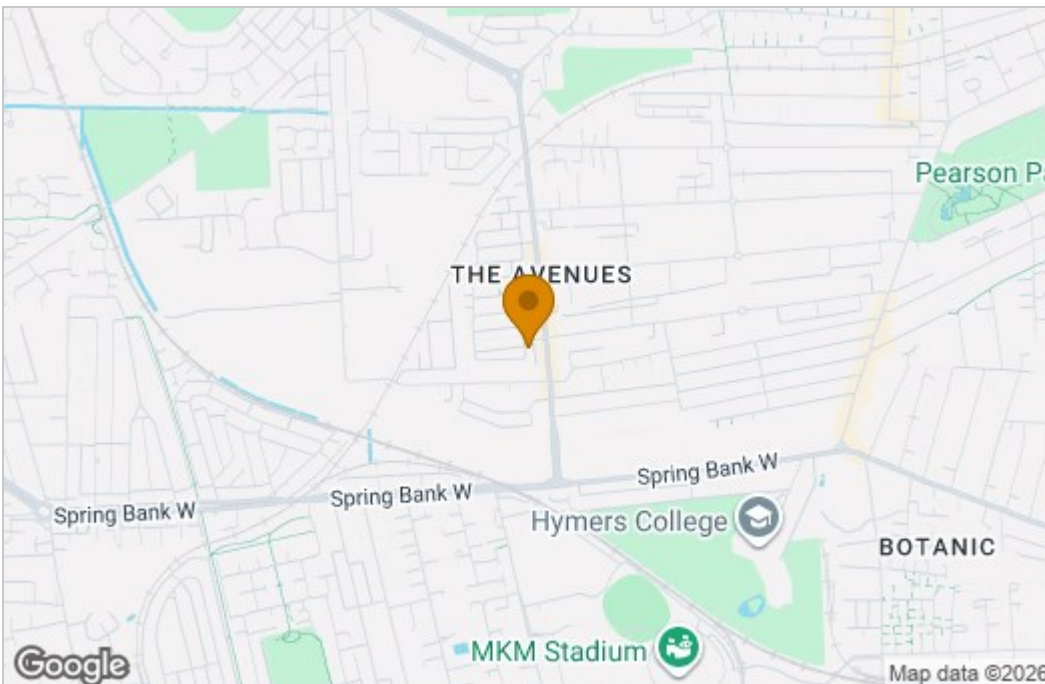
Floor Plan



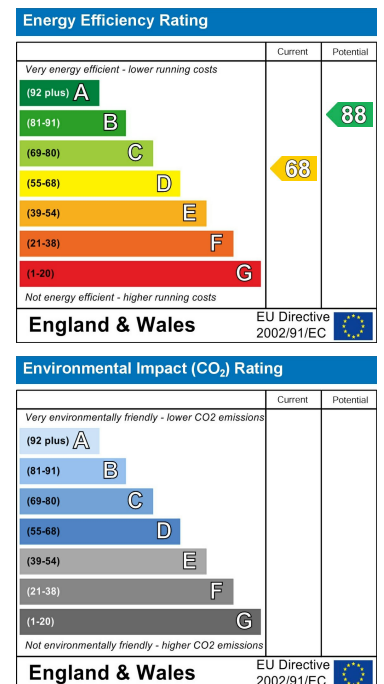
Total floor area: 81.1 sq.m. (872 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.