Whitakers
Estate Agents









748 Marfleet Lane, Hull, HU9 4TL

Guide price £110,000

A Great First Home with Parking, Garage & Garden

Situated just off Holderness High Road, this traditional-style mid-terrace home is a great option for first-time buyers, couples or a small family looking for a well-located property with plenty of practical features. The location is a real highlight, with the excellent range of shopping and everyday amenities along Holderness Road close by, as well as Woodford Leisure Centre and the ever-popular East Park being within easy reach.

Inside, the property offers a welcoming entrance hall leading into a comfortable lounge and dining area, creating a sociable space for relaxing and entertaining. The fitted kitchen comes complete with appliances, while upstairs there are two excellent-sized bedrooms and a family bathroom.

The property also benefits from gas central heating and double glazing throughout.

Outside, there is a front driveway with space for two vehicles, while the pleasant rear garden provides a great space to enjoy during the warmer months. To the rear, there is also the added benefit of a garage.

A lovely opportunity for anyone looking for a well-positioned home with good-sized rooms, parking and outdoor space. Viewing is highly recommended.

Entrance hall



With timber flooring, a radiator and a staircase off

Lounge





A square bay window to the front aspect, a radiator, ceiling rose and cornice to the celling surround. Gives access to:

Dining Area



Window to the rear aspect, a radiator, ceiling rose, cornice to the ceiling surround and there is an Adam style fire surround, with marble effect back and hearth with a built in gas fire.

Fitted Kitchen





A good range of fitted floor and wall units with contrasting preparation surfaces having an inset ceramic sink unit with mixer tap. Window to the rear aspect and two windows to the side aspect allowing plenty of natural light, breakfast bar, plumbing for an automatic washing machine, a radiator, spotlights to the ceiling and integrated appliances include an electric oven, four ring gas hob and a fridge/freezer

Bedroom One



Window to the front aspect and a radiator.

Bedroom Two



Window to the rear aspect, a radiator and a built in storage cupboard.

Bathroom



A coloured suite to comprise a panelled corner bath, wash hand basin with a pedestal and a low level wc. . A radiator and a shower unit over the bath.

Outside



To the front of the property is a dropped kerb giving vehicular access for two cars via wrought iron gates. To the rear is garden which is laid to paved patio and there is vehicular access to the rear of the property to a single garage

Council Tax

Hull City Council tax band B

EPC

Tenure

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.

Offering on a property

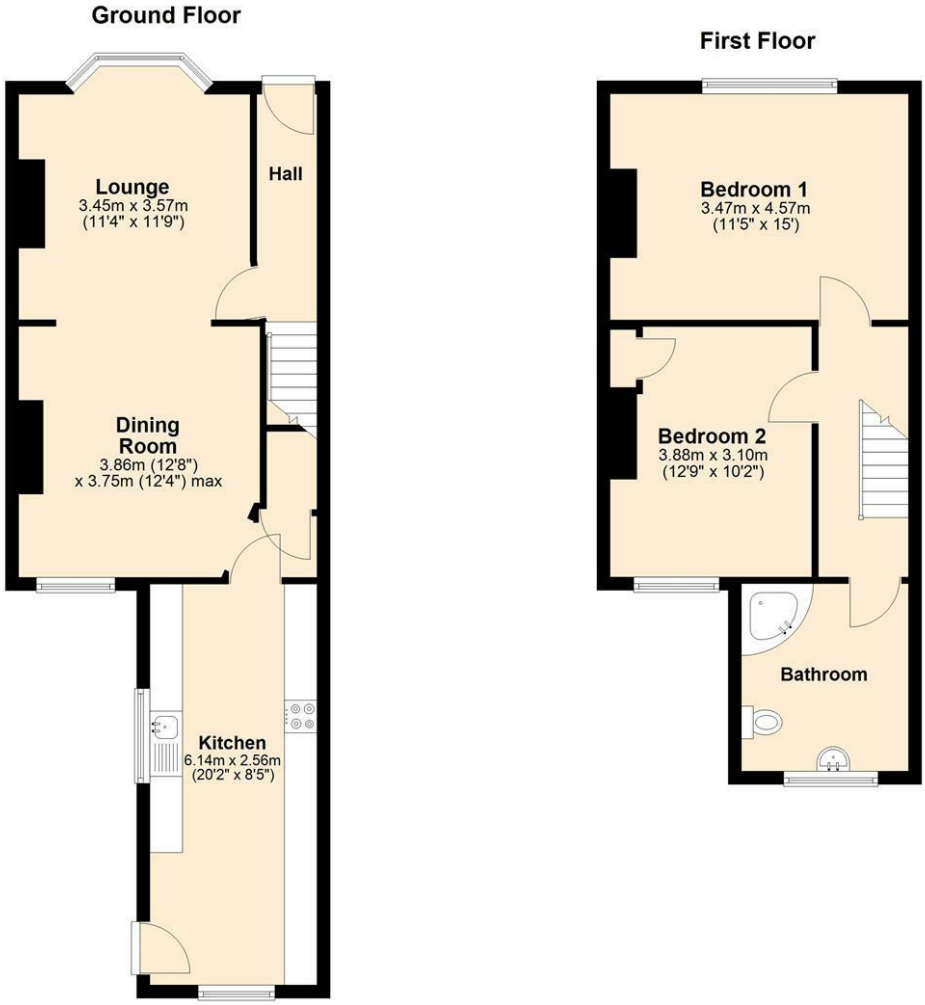
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per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

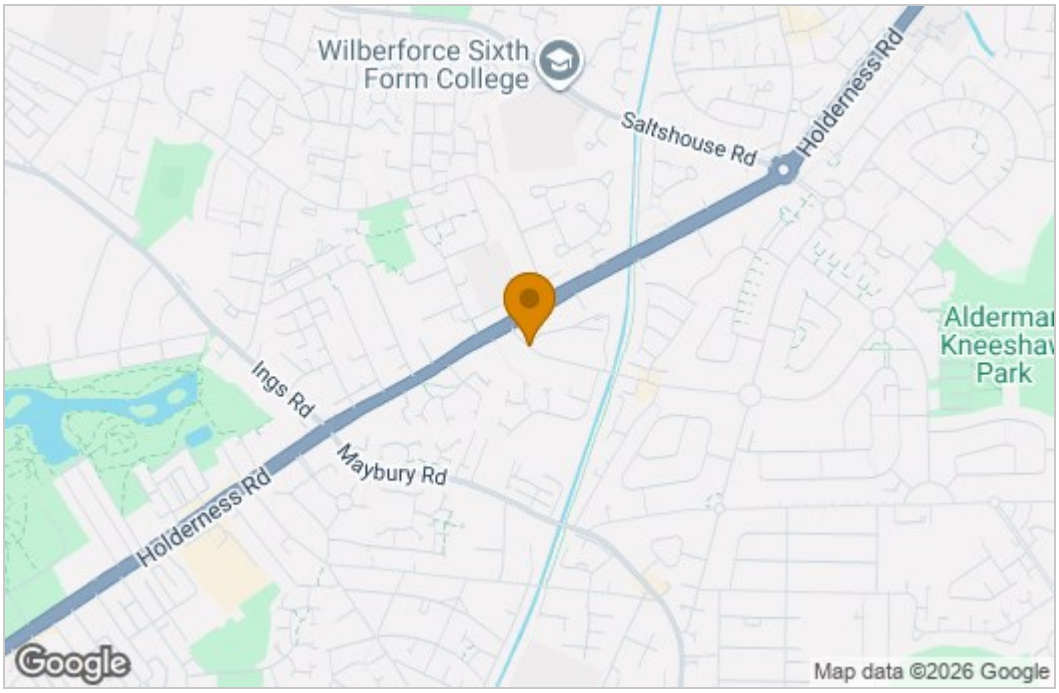
Material Information:

Construction - Brick under a tiled roof
Conservation Area - No
Flood Risk -Very low
Mobile Coverage/Signal -Yes
Broadband - Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

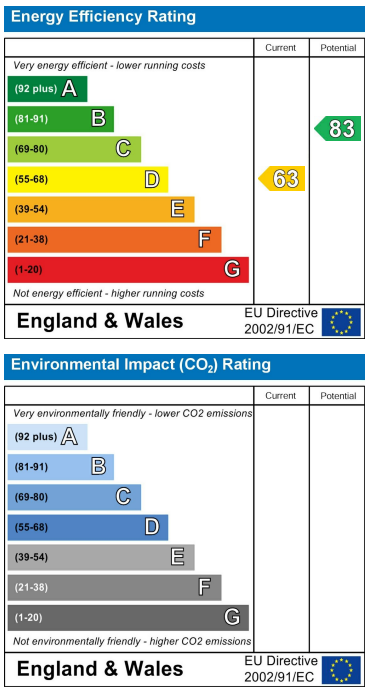
Floor Plan



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.

86 Church Street, Sutton On Hull, HU7 4TD
Tel: 01482 877177 Email: sutton@whitakers.co.uk https://www.whitakers.co.uk