

Whitakers

Estate Agents



155 Sculcoates Lane

, Hull, HU5 1DN

£135,000



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The accommodation comprises

Front external

Externally to the front approach, there is a paved forecourt with a combination of brick walling and iron fencing to the surround.

Ground floor

Hallway

Composite double-glazed Front door, central heating radiator, and carpeted flooring. Leading to :

Bedroom one

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

Bedroom two

UPVC double glazed French doors to rear garden, central heating radiator, and carpeted flooring.

Utility room

Composite double glazed rear door leading to good sized enclosed rear garden, central heating radiator, and cushion flooring. Fitted with a base level unit, worktop with splashback tiles above, and plumbing for a washing machine.

Shower room

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

First floor

Landing

Fixed staircase to the second floor, UPVC double glazed window, central heating radiator, and carpeted flooring. Leading to:

Lounge

Wooden glazed French doors, UPVC double glazed bay window, UPVC double glazed window, central heating radiator, and carpeted flooring.

Kitchen / Diner

Two UPVC double glazed windows, central heating radiator, and cushion flooring. Fitted with base level units, worktop with splashback tiles above, sink with mixer tap, integrated dishwasher, and oven with hob and extractor hood above.

Second floor

Landing

UPVC double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom three (Master)

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

En-suite

UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with cushion flooring. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap, and low flush W.C.

Bedroom four

UPVC double glazed window, central heating radiator, and carpeted flooring. Access to loft space.

Family Bathroom

UPVC double glazed endow, central heating radiator, and partly tiled to splashback areas with cushion flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap, pedestal sink with mixer tap, and low flush W.C.

Rear external

French doors from Bedroom 2 & Utility Room, opening out on to a gravelled garden with a path leading to gates in the boundary fencing that allow front and rear access. Car Parking space to rear of property.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull
Local authority reference number - 00180123015501
Council Tax band - C

EPC rating

EPC rating - C

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 4 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

Tel: 01482 657657

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 Declaration

We 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 show 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.

The agents 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.

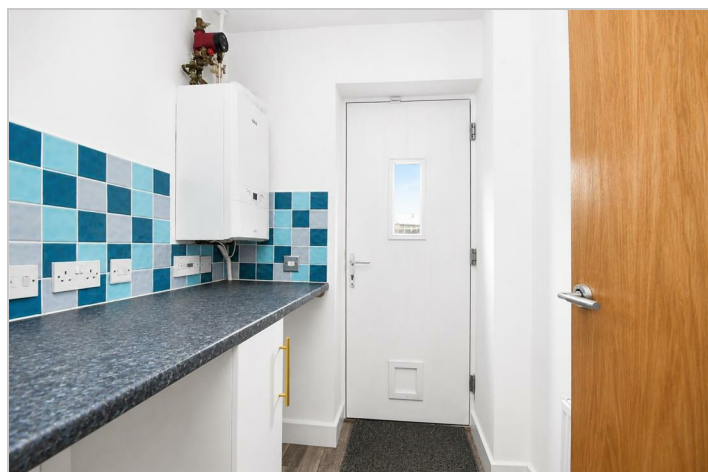
Free Market Appraisals / Valuations

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.

Making an offer

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 £50.00 - these 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.



Road Map



Hybrid Map



Terrain Map



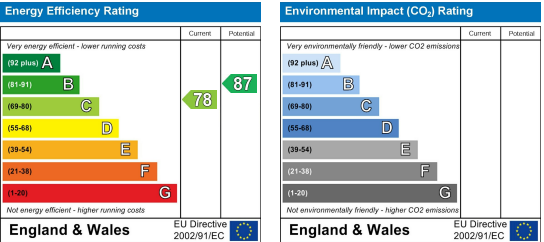
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

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.