Whitakers
Estate Agents









65 Manston Garth, Hull, HU7 4NA

Guide Price £84,950

SITUATED ON NODDLE HILL WAY, HANDILY PLACED FOR LOCAL SHOPS ,MEDICAL AMENITIES AND SCHOOLS, THIS MODERN STYLE MID TERRACE HOUSE IS A MUST VIEW FOR THE FAMILY SEEKING THAT LITTLE BIT OF EXTRA ROOM.

THE ACCOMMODATION COMPRISES ENTRANCE HALL, CLOAK ROOM, LOUNGE, DINING ROOM, FITTED KITCHEN WITH INTEGRATED APPLIANCES, THREE FIRST FLOOR BEDROOMS AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING

SET WITHIN AN ENCLOSED FORECOURT AND REAR GARDEN, THE PROPERTY WILL ALSO APPEAL TO THE FIRST TIME BUYER AND APPOINTMENTS IN ORDER TO VIEW ARE WELCOME.

Entrance Hall
Having a radiator and giving access to:

Cloak Room



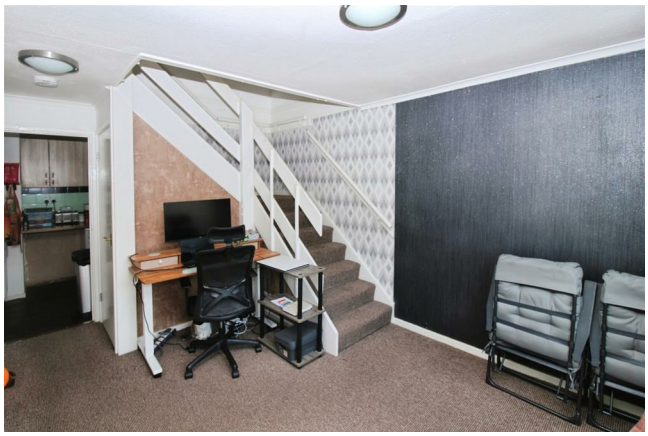
Half tiled walls, wash hand basin and a low level wc

Lounge 14'5" x 10'8" (4.40 x 3.27)



Window to the rear aspect and a radiator.

Dining Room 14'5" x 10'11" (4.40 x 3.35)



With staircase off, useful storage cupboard, a radiator, window to the rear aspect and door giving access to the rear garden

Kitchen 6'10" x 10'11" (2.10 x 3.35)



Fitted floor and wall units with contrasting preparation surfaces having an inset one and half bowl sink unit with mixer tap. Partially tiled walls, a radiator and integrated appliances include an electric oven, four ring gas hob and a stainless steel over head extractor canopy

Bedroom One 11'9" x 10'11" (3.60 x 3.35)



Window to the rear aspect and a radiator.

Bedroom Two 9'6" x 10'11" (2.90 x 3.35)



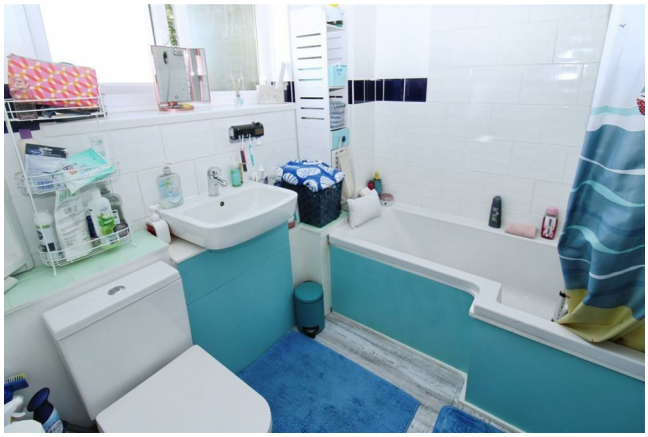
Window to the front aspect and a radiator.

Bedroom Three 8'6" x 10'0" (2.60 x 3.05)



Bedroom to the rear aspect and a radiator

Bathroom



A white suite to comprise a shower bath, wash hand basin and a low level wc. Majority tiled walls and a chrome heated towel rail.

Gardens



There is an enclosed forecourt and an enclosed rear garden which is laid to lawn

Council Tax
Hull City Council - band A

Tenure
This property is Freehold

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 - None standard construction
Conservation Area -No
Flood Risk -Very low
Mobile Coverage/Signal - EE, Vodafone, Three and O2
Broadband Basic 8 Mbps Ultrafast 5500 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.

Whitakers Estate Agent Declaration:
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and

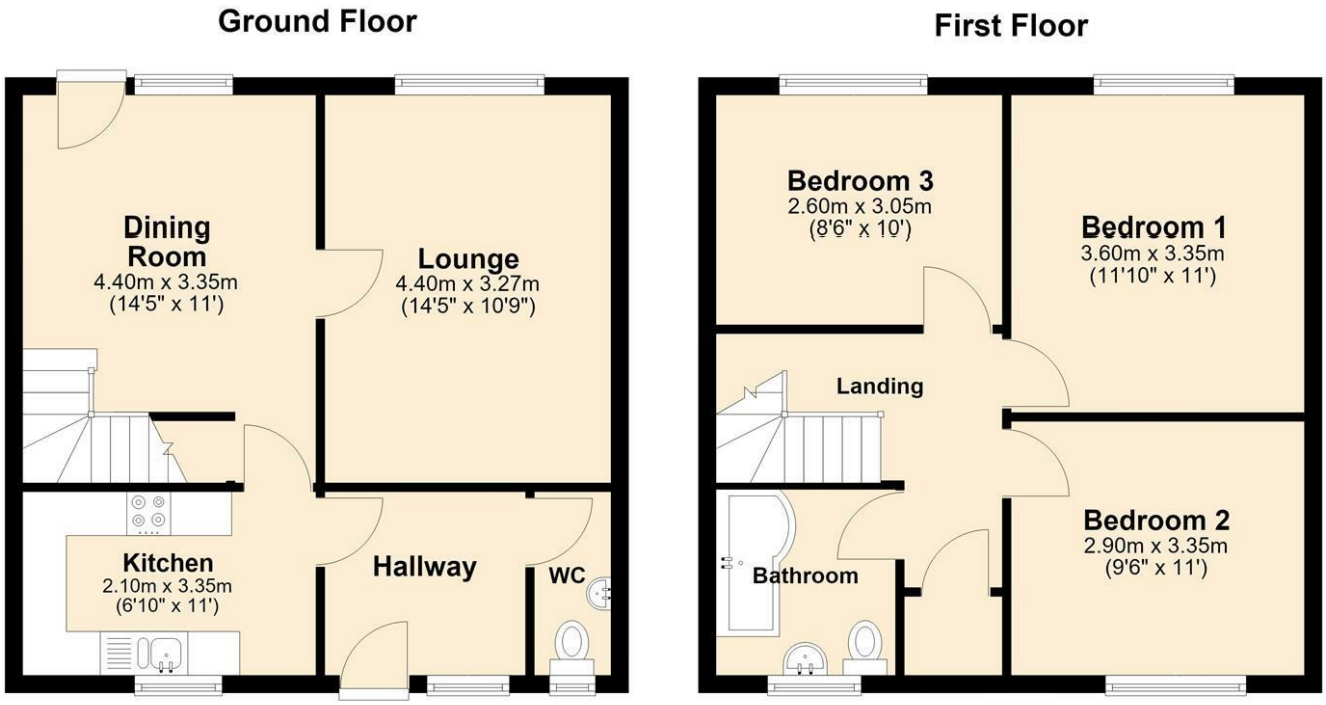
specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown 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.

Whitakers Estate Agents Limited 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.

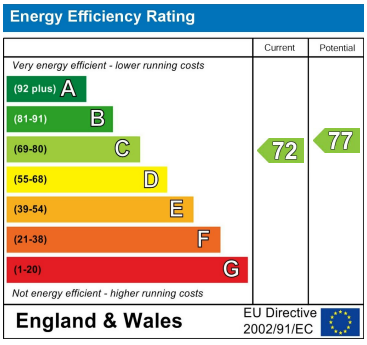
Floor Plan

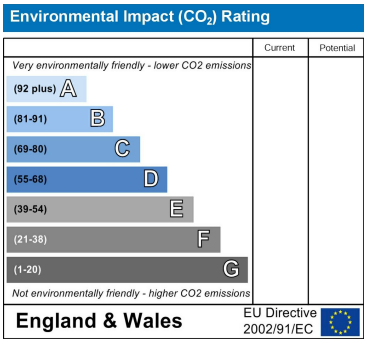


Area Map



Energy Efficiency Graph





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