



## 6 Wises Farm Road, Hull, HU5 4GA

**£160,000**

No Onward Chain!

This modern detached family home is situated in a prime residential location, well placed to access great schools and enjoys easy access to a host of amenities making this an obvious choice for families looking to be in this sought after location.

The property would benefit from some TLC however priced to reflect the work needed, giving any buyer the chance to put their own mark on the property without paying a premium for someone else's work and tastes.

The main features include - entrance porch, lounge, downstairs W.C, open plan fitted kitchen / diner. The first floor boasts three bedrooms together with the family bathroom suite.

Externally there is a garden which is laid to lawn with side drive for off street parking. The rear garden is majority enclosed and again mainly laid to lawn.

Early viewings are advised.

## The Accommodation Comprises



### Hallway

Double glazed front door, laminate flooring, radiator and access to the W.C.

### W.C



Wooden double glazed window, radiator, vanity sink unit and a low flush W.C.

### Lounge 15'8 x 14'5 (4.78m x 4.39m)



Wooden double glazed window, radiator, focal point with decorative surround.

### Kitchen/Diner 8'3 x 14'5 (2.51m x 4.39m)



UPVC double glazed French doors and wooden double glazed window and radiator. Fitted with a range of base, drawer and wall mounted units, work surfaces and splash back tiles, oven and hob and sink unit.

### First Floor Landing

Wooden double glazed window and loft hatch. Access to all three bedrooms and bathroom.

### Bedroom One 13'3 x 8'2 (4.04m x 2.49m)



Wooden double glazed window and radiator.

### Bedroom Two 10'8 x 8'1 (3.25m x 2.46m)



Wooden double glazed window and radiator.

### Bedroom Three 10'2 x 6'1 (3.10m x 1.85m)



Wooden double glazed window, radiator and storage cupboard.

### Bathroom



Wood double glazed window. Partially tiled and fitted with a three piece suite comprising; panelled bath, vanity sink unit and low flush W.C.

### Externally



Externally there is a garden which is laid to lawn with side drive for off street parking. The rear garden is majority enclosed and again mainly laid to lawn.

### Tenure

The property is freehold.

### Council Tax

Hull City Council- Council Tax Band C

### Material Information

#### EPC Rating

TBC

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 5 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

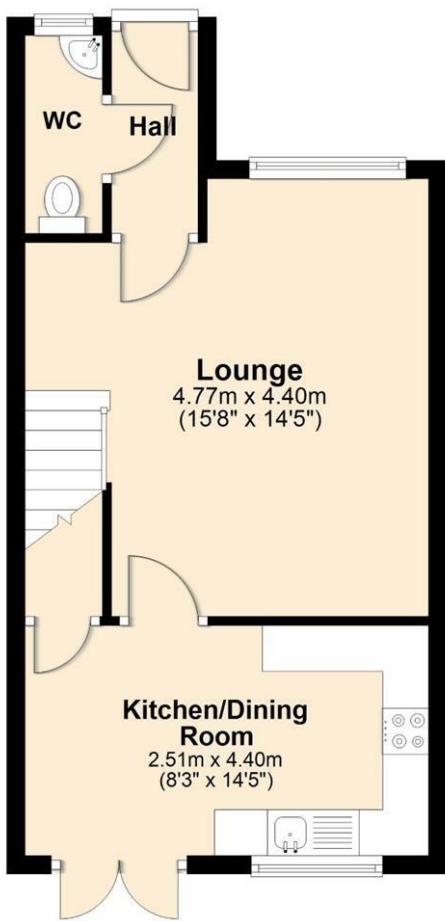
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### Whitakers Estate Agent Declaration

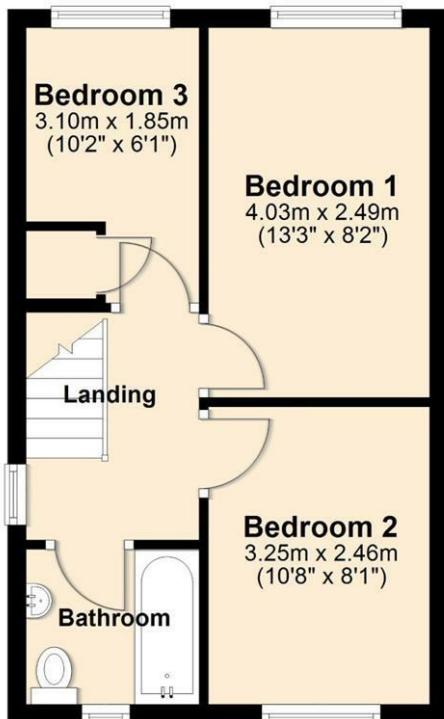
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

## Floor Plan

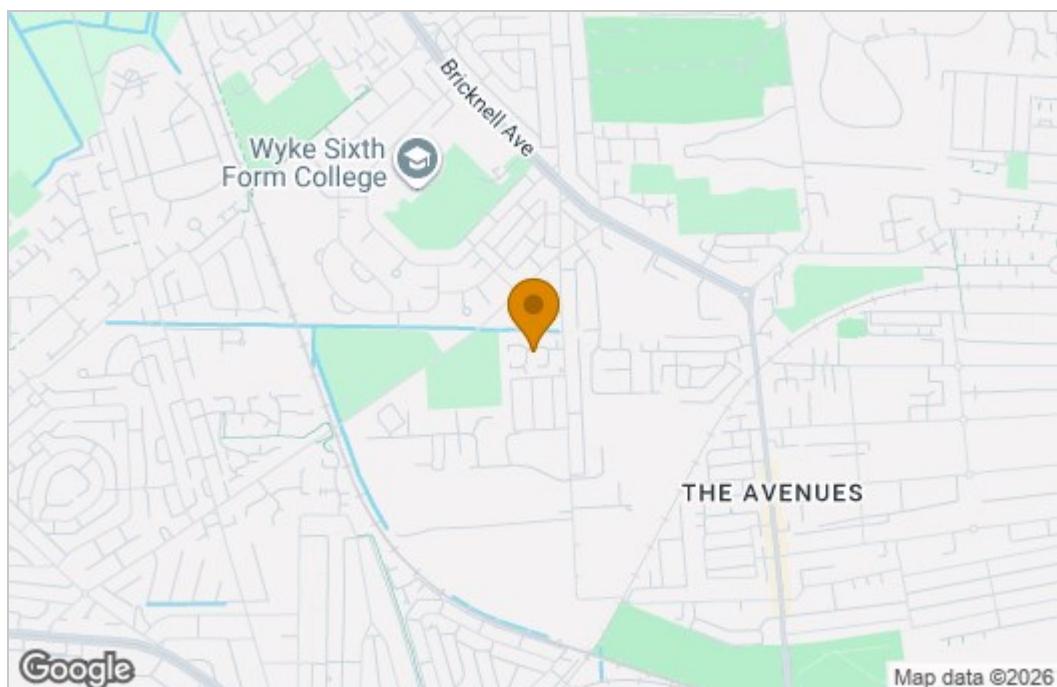
### Ground Floor



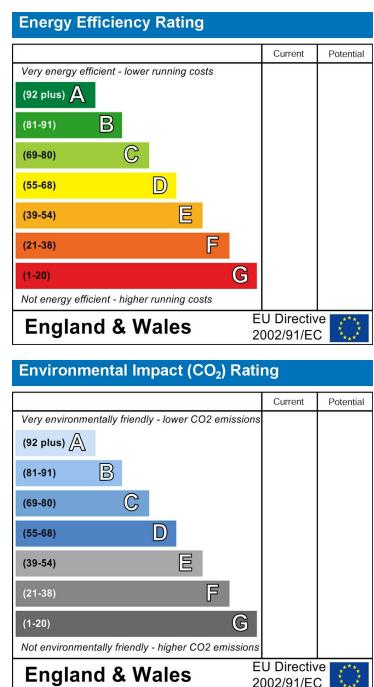
### First Floor



### 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.