

Whitakers

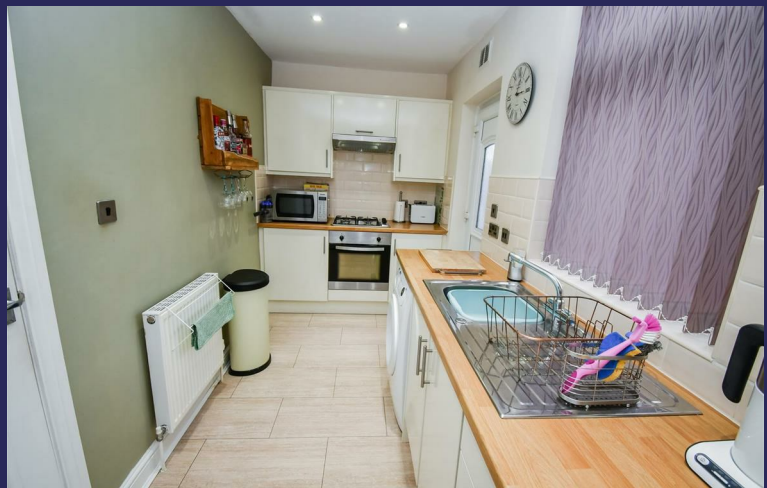
Estate Agents



110 Meadowbank Road

, Hull, HU3 6XP

£99,950



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Description

We offer to the market this two bedroom mid terraced property set in front and rear gardens and the added advantage of off street parking.

The property comprises; entrance hall, lounge and modern kitchen to the ground floor whilst two bedrooms and the bathroom are located on the first floor. The property also benefits from gas central heating and UPVC double glazing.

Situated in a sought after location, within close proximity to local schooling, shops and amenities and transport links to Hull City Centre. An ideal investment opportunity or first time buyer looking to get on to the property ladder.

The accommodation comprises;

Entrance Hall

Upvc double glazed window and entrance door, staircase to first floor landing. Leading to;

Lounge

14'1" x 12'7" maximum (4.30 x 3.86 maximum)

Upvc double glazed window, central heating radiator and an under stairs storage cupboard.

Kitchen

14'1" x 5'9" (4.30 x 1.76)

Upvc double glazed entrance door and rear entrance door, central heating radiator, laminate flooring and downlighters. Fitted with a range of base, wall and drawer units with fitted work surfaces and tiled splash backs, stainless steel single drainer sink unit, plumbed for an automatic washing machine, split level oven and hob with a cooker hood over and enclosed gas central heating boiler.

First Floor Landing

Access to the roof void. With doors leading to both bedrooms and bathroom.

Bedroom One

11'8" x 11'3" maximum (3.58 x 3.43 maximum)

Upvc double glazed window, central heating radiator, fitted wardrobes with sliding doors and a large storage cupboard

Bedroom Two

7'0" x 6'6" (2.14 x 2.00)

Upvc double glazed window and a central heating radiator.

Bathroom

Upvc double glazed window, central heating radiator, downlighters and an extractor fan. Fully tiled and fitted with a three piece suite comprising panelled bath with a mixer shower and shower screen, pedestal wash basin and a low flush WC.

Gardens

To the front of the property there is off street parking and at the rear of the property there is a paved patio and a long garden with fencing to the surround and access to the tenfoot.

Council Tax

The local authority for this property is Hull City Council and we understand the council tax band to be band A. The annual council tax charge for 2022/2023 is £1256.80.

Tenure

The property is freehold.

Tel: 01482 330490

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.

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

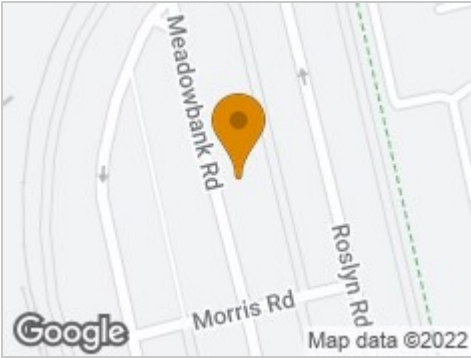
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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.



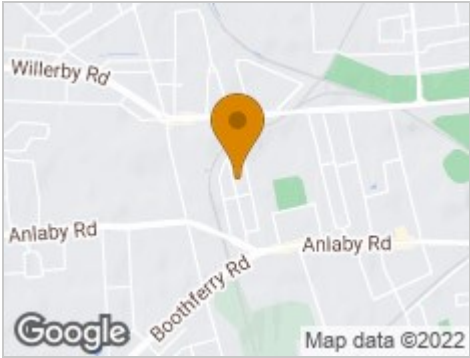
Road Map



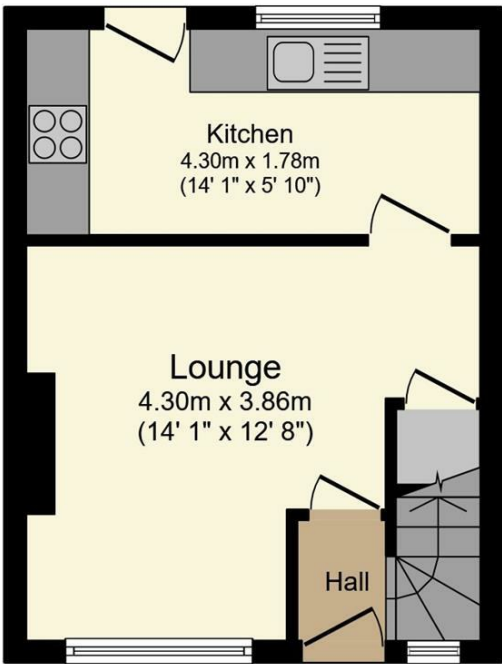
Hybrid Map



Terrain Map

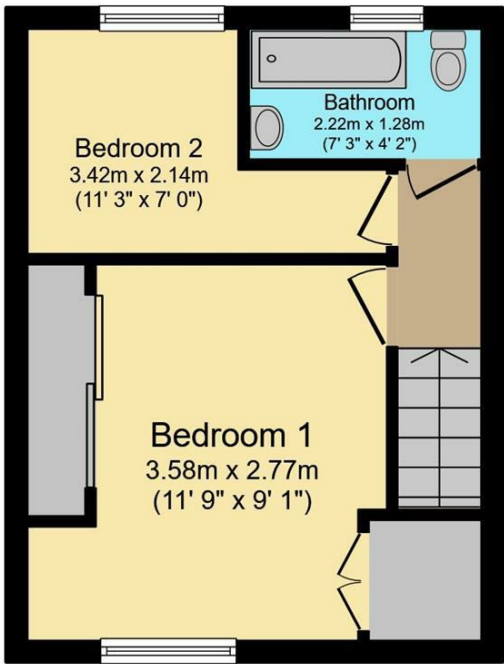


Floor Plan



Ground Floor

Floor area 25.1 sq.m. (271 sq.ft.) approx



First Floor

Floor area 25.1 sq.m. (271 sq.ft.) approx

Total floor area 50.3 sq.m. (541 sq.ft.) approx

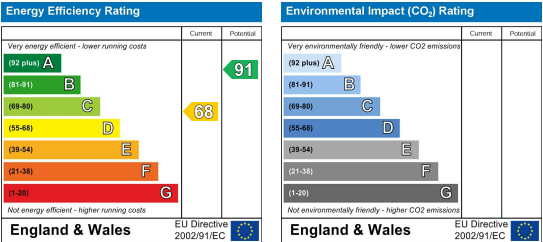
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Viewing

Please contact our Whitakers Estate Agents - West Hull Office Office on 01482 330490 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.