

Whitakers

Estate Agents



23 Dringshaw, Hull, HU6 9DA

£75,000

Well proportioned three bedroom middle terrace property, situated in a cul-de-sac location.

The accommodation briefly comprises: entrance hall, lounge through dining room and kitchen to the ground floor with three bedrooms, bathroom and separate W.C. to the first floor.

There is an enclosed rear garden with brick built store.

The property benefits from having Upvc double glazing and gas fired central heating.

Whilst in need of a degree of updating an internal viewing is recommended.

Council Tax Band 'A'.

The Accommodation Comprises

Front External



Ground Floor

Entrance Hall

An external Upvc entrance door with an obscured double glazed panel insert leads into the entrance hall. Having a wood effect laminate finish to the floor and where a flight of stairs lead to the first floor accommodation.

Lounge Through Dining Room 21'1" x 11'1" (to 9'4") (6.45m x 3.40m (to 2.87m))

The focal point of the room being the feature fireplace with wooden surround, marble effect back and hearth with inset pebble effect 'living flame' gas fire. There is a wood effect laminate finish to the floor, coving to the ceiling, two central heating radiators, a Upvc double glazed window to the front elevation and Upvc double glazed 'French' doors to the rear elevation leading onto the garden.

Kitchen 13'11" (maximum) x 8'6" (4.25m (maximum) x 2.61m)



Being fitted with a range of units in an oak effect finish comprising: wall mounted eye-level units, drawers and base units with a complementary fitted marble effect worksurface over incorporating a stainless steel single sink and

drainer unit with mixer tap. There is an integrated 'Ignis' oven, a gas hob with a stainless steel extractor canopy hood above, plumbing for an automatic washing machine, a central heating radiator, a Upvc double glazed window to the rear elevation and a Upvc entrance door with an obscured double glazed panel insert to the rear elevation. To the floor there is a ceramic tiled finish, to the walls there is a tiled splashback finish and to the ceiling there is recessed spotlighting. There is a built-in understairs storage cupboard which houses the gas and electric meters and consumer unit.

First Floor Accommodation

Landing

Having a loft hatch access to the ceiling, a walk-in storage cupboard and a further built-in airing cupboard which houses the 'Ideal Esprit eco' boiler.

Bedroom One 11'10" x 11'3" (3.62m x 3.45m)



Having a Upvc double glazed window to the front elevation and a central heating radiator.

Bedroom Two 11'10" x 7'9" (3.63m x 2.37m)

Having a Upvc double glazed window to the front elevation, a central heating radiator and a built-in storage cupboard.

Bedroom Three 8'9" x 8'1" (2.69m x 2.48m)

Having a Upvc double glazed window to the rear elevation and a built-in storage cupboard.

Bathroom

Being fitted with a two piece suite comprising: panelled bath with 'Triton Seville' shower over and a pedestal wash basin. There is a central heating radiator, an obscured double glazed Upvc window to the rear elevation and a partially tiled finish to the walls.

Separate W.C.

Being fitted with a low level W.C. suite with push flush and having an obscured double glazed Upvc window to the rear elevation, a wood effect

laminated finish to the floor and a partially tiled finish to the walls.

External



There is an open plan garden to the front of the property and an enclosed garden to the rear which is mainly laid to lawn, has timber fencing to the boundaries and a brick built garden store with power.

Tenure

The Tenure of this property is Freehold.

Council Tax Band

Council Tax Band 'A'.

Local Authority - Kingston-Upon-Hull.

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.

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.

Additional Services

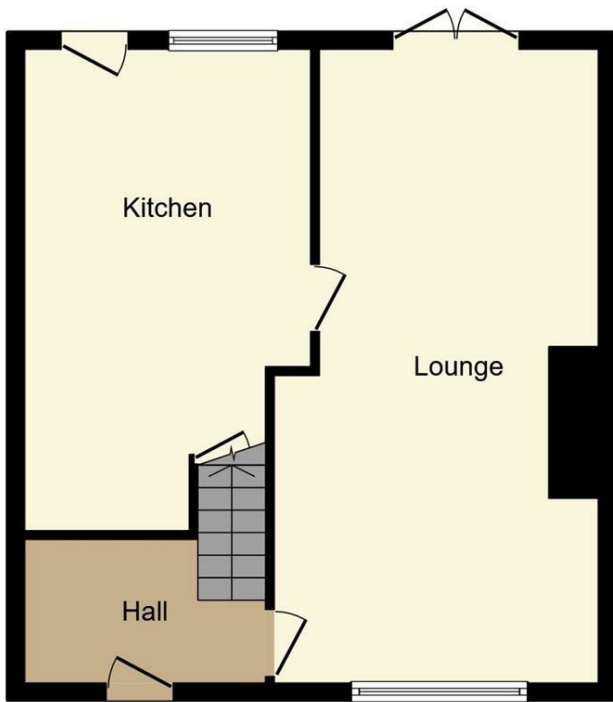
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

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.

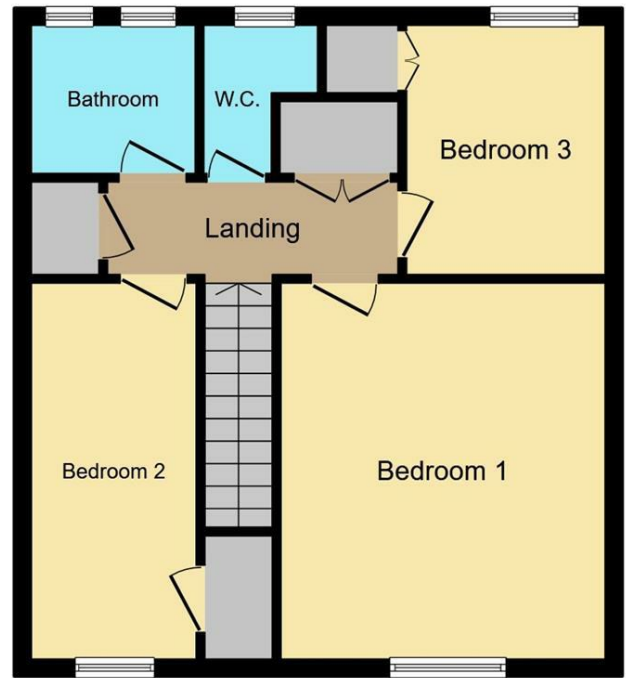
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Floor Plan



Ground Floor

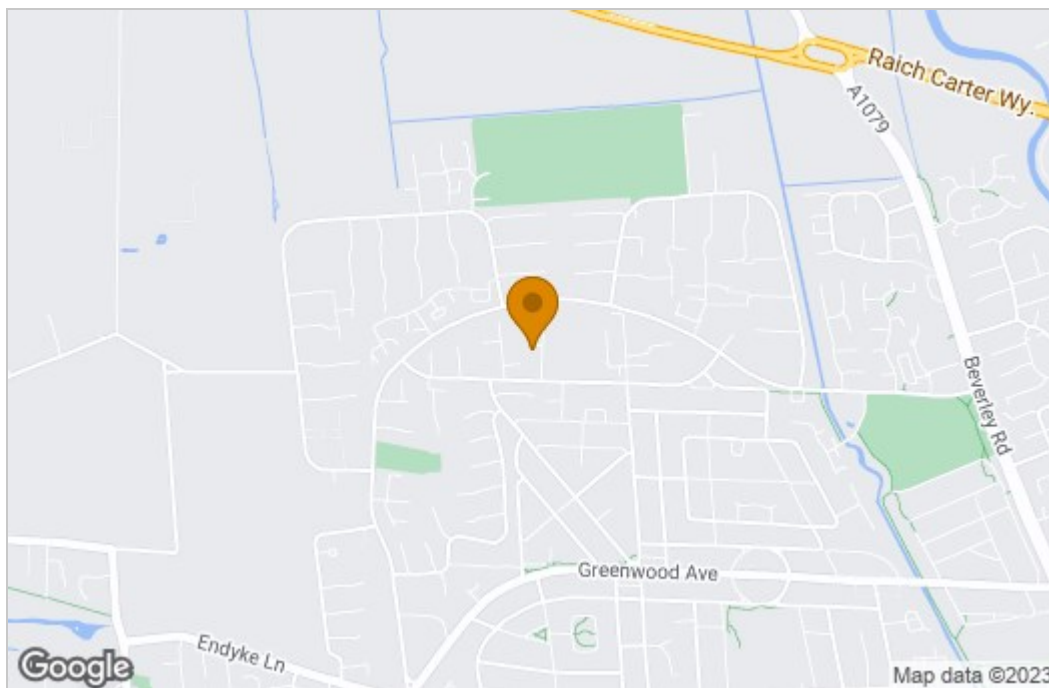


First Floor

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

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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