

Whitakers

Estate Agents



15 Stable Walk

, Hull, HU3 6AD

Asking Price £140,000



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Description

This modern end of terrace property has been well maintained throughout, offered to the market as move into condition, perfect as a first step onto the property ladder or would also work well as an investment property for those wanting to increase their portfolio.

Offered with no chain involved the well presented accommodation briefly comprises - entrance, fitted kitchen / diner, W.C, full width lounge with doors that open out to the garden. The first floor boasts two double bedrooms (master with open aspect views) (bed two with built in storage) together with the well appointed family bathroom suite.

Externally there are well maintained gardens to both the front and rear with parking beyond.

Early viewings are recommended to avoid disappointment.

Accommodation Comprises

Entrance Hall

Double glazed front door, laminate flooring and door to WC.

WC

UPVC double glazed window, low flush WC and sink unit.

Kitchen

11'8 x 7'5 (3.56m x 2.26m)

UPVC double glazed window, a range of base, drawer and wall units with work tops above. Integrated oven and hob with extractor above, fridge

freezer, dishwasher and washing machine. Sink unit with mixer tap and tiled flooring.

Lounge

14'6 x 10'7 (4.42m x 3.23m)

UPVC double glazed French doors, built in storage, radiator and laminated flooring.

Landing

Bedroom One

14'7 x 9'0 (4.45m x 2.74m)

UPVC double glazed window, radiator and laminated floor.

Bedroom Two

14'7 x 7'7 (4.45m x 2.31m)

UPVC double glazed window, storage cupboard and radiator.

Bathroom

7'5 x 5'3 (2.26m x 1.60m)

Panelled bath with mixer shower over, low flush WC, pedestal sink unit, radiator, partly tiled walls and floor.

Externally

Externally there are well maintained gardens to both the front and south facing rear with parking beyond.

Tenure

The property is freehold.

Council Tax

Council Tax Band B.

Estate Fees

We understand that an estate fee is payable

annually of £80.00 for this property and additional costs may be incurred transferring the deed of ownership from vendor to purchaser.

Additional products and services

Whitakers 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.

Disclaimer

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.

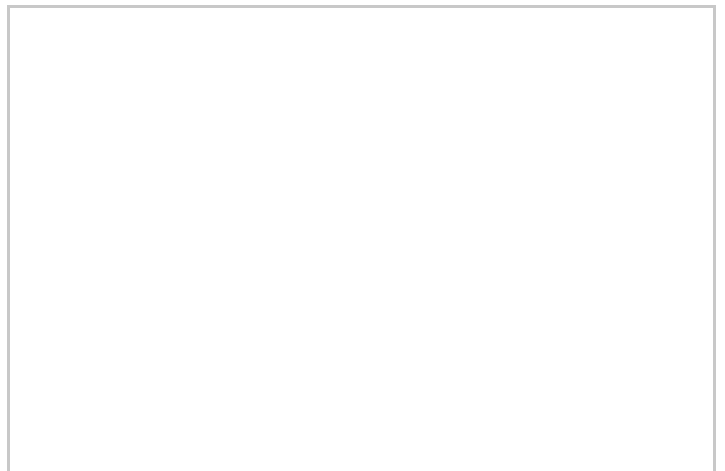
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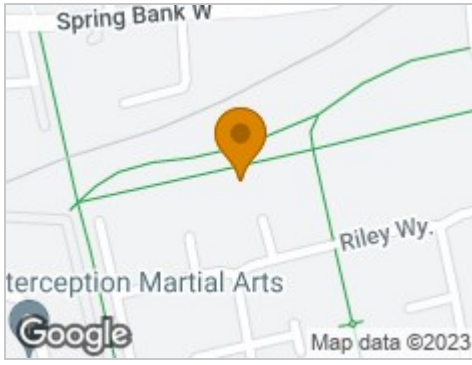
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Sales valuations

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.



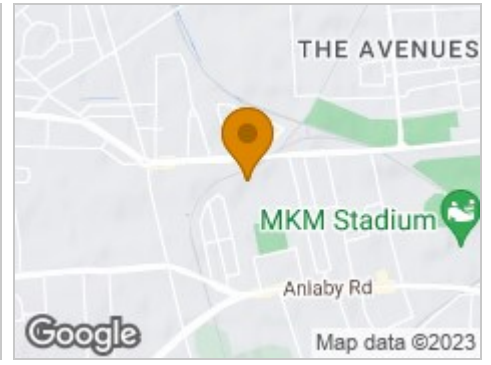
Road Map



Hybrid Map



Terrain Map



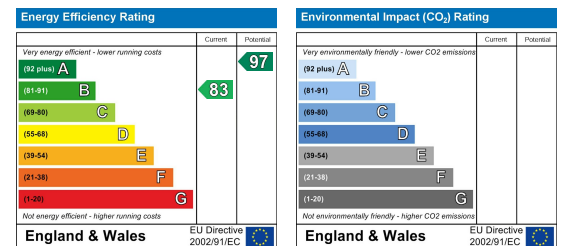
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.