

Whitakers

Estate Agents



61 The Greenway

, Hull, HU4 6JH

£110,000



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Description

This deceptively spacious three bed property is situated in a prime residential location, well placed to access good local amenities and benefits from good local schools close by.

This property would make an ideal first step onto the ladder or should also suit families as all three bedrooms are a good size. The main features include; entrance hall, front lounge, separate dining room and the fitted kitchen. The first floor boasts three good sized bedrooms (Master fitted) together with the well appointed family shower room.

Externally to the front is a walled front garden which is mainly laid to lawn with mature borders and to the rear of the property is an enclosed garden, again mainly laid to lawn with mature well stocked borders.

Early viewings are advised.

The Accommodation Comprises

Ground Floor

Entrance

UPVC double glazed door

Hallway

Central heating radiator

Dining Room

10'10 x 9'11 (3.30m x 3.02m)

UPVC double glazing and central heating radiator.

Lounge

14'7 x 9'2 (4.45m x 2.79m)

UPVC French doors open out to the garden, Central heating radiator and focal point with wooden surround.

Kitchen

11'2 x 8'1 (3.40m x 2.46m)

With a range of floor and eye level units and complimentary work surfaces and splash back tiling above. UPVC double glazed window and door.

First Floor

Landing

Two built in storage cupboards and access to the loft.

Bedroom One

13'5 x 12'0 (4.09m x 3.66m)

Fitted wardrobes. Central heating radiator and UPVC double glazed.

Bedroom Two

12'7 x 9'1 (3.84m x 2.77m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'5 x 8'5 (2.57m x 2.57m)

UPVC double glazed window.

Shower Room

Walk in shower enclosure and mixer shower above. Pedestal sink and part tiled walls with UPVC double glazed window.

W.C

UPVC double glazed window and a low flush W.C.

Tel: 01482 330490

External

Walled low maintenance front garden and an enclosed rear garden which is mainly laid to lawn with well stocked mature borders, and paved patio seating area.

Tenure

The tenure for the property is freehold.

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.

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

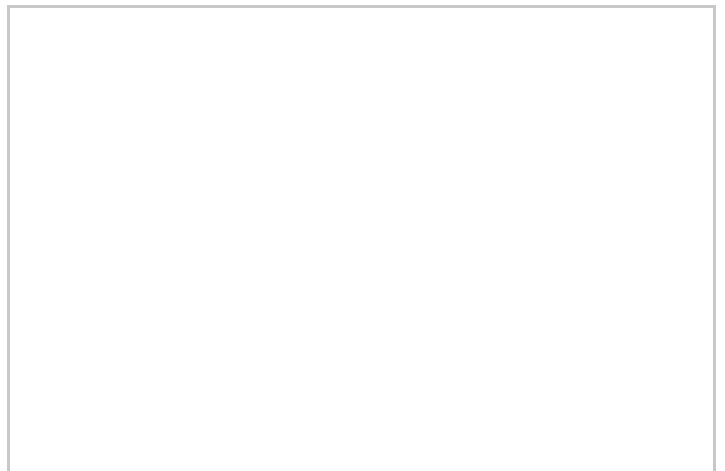
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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.



Road Map



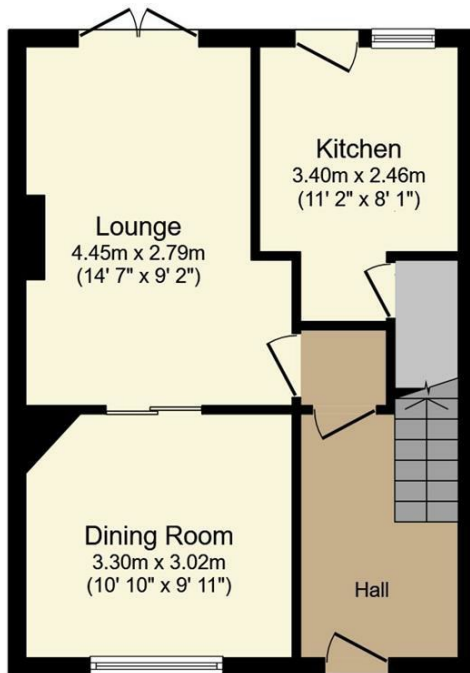
Hybrid Map



Terrain Map



Floor Plan

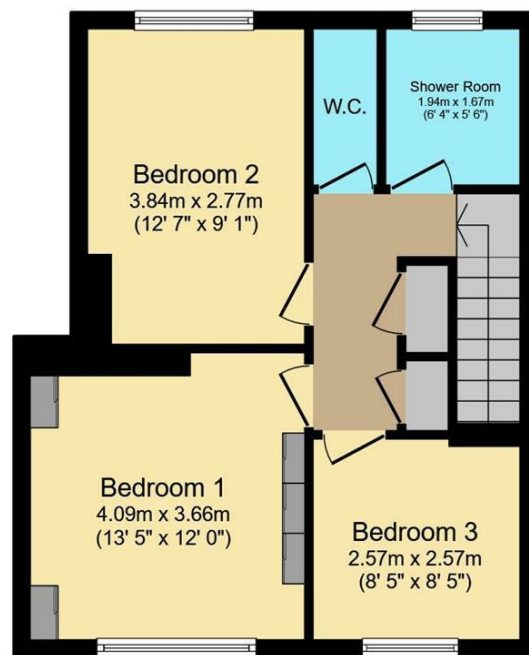


Ground Floor

Floor area 40.5 sq.m. (436 sq.ft.) approx

Total floor area 83.5 sq.m. (899 sq.ft.) approx

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



First Floor

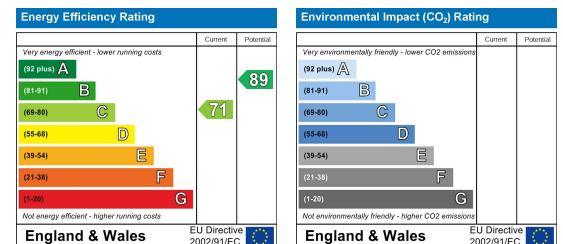
Floor area 43.0 sq.m. (463 sq.ft.) approx

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