

Whitakers

Estate Agents



18 St. Aidans Way, Hull, HU9 3HT

Offers Over £125,000

SITUATED TO THE EAST OF THE CITY ENJOYING A CUL-DE-SAC POSITION ON THIS POPULAR DEVELOPMENT, THIS MODERN STYLE "MEWS" TYPE PROPERTY IS PRESENTED IN MOVE INTO CONDITION AND IDEALLY SUITS THE FIRST TIME PURCHASER.

THE ACCOMMODATION BRIEFLY AFFORDS ENTRANCE HALL, LOUNGE, FITTED KITCHEN WITH INTEGRATED APPLIANCES, TWO FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING. SET WITHIN A PLOT WITH ATTRACTIVE GARDENS AND OFF STREET CAR PARKING AMENITIES TO ACCOMMODATE TWO VEHICLES AT THE FRONT, THE PROPERTY IS OFFERED TO THE MARKET WITH NO ONWARD CHAIN AND APPOINTMENTS IN ORDER TO VIEW INTERNALLY ARE ENCOURAGED

Entrance Hall

Laminate flooring, staircase off and a radiator.

Lounge



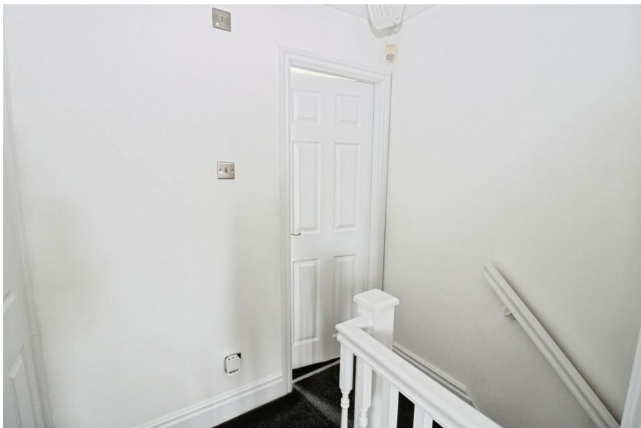
Window to the front aspect, useful under stairs storage cupboard, laminate flooring continues and a radiator.

Fitted Kitchen



A lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Window to the rear aspect, laminate flooring, plumbing for an automatic washing machine, a radiator and integrated appliances include an electric oven and grill, electric induction hob and a stainless steel over head extractor canopy.

First Floor Landing



With airing cupboard and giving access to:

Bedroom One



Two windows to the front aspect allowing plenty

of natural light, a radiator and a built in storage cupboard.

Bedroom Two



Window to the rear aspect and a radiator.

Bathroom



A white suite to comprise panelled bath, wash hand basin within a vanity unit and a low level wc. Tiled walls, a tall chrome heated towel rail and there is an electric shower unit over the bath with a shower screen to the bath side.

Gardens



To the front of the property is an open plan garden laid to lawn and to the rear and enclosed garden laid to decorative aggregates and paved patio area. There is also a useful outside tap.

Car Parking



To the front of the property there is a driveway which can offer off street parking for two vehicles.

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 sales 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 Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses

are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Offering on a property

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

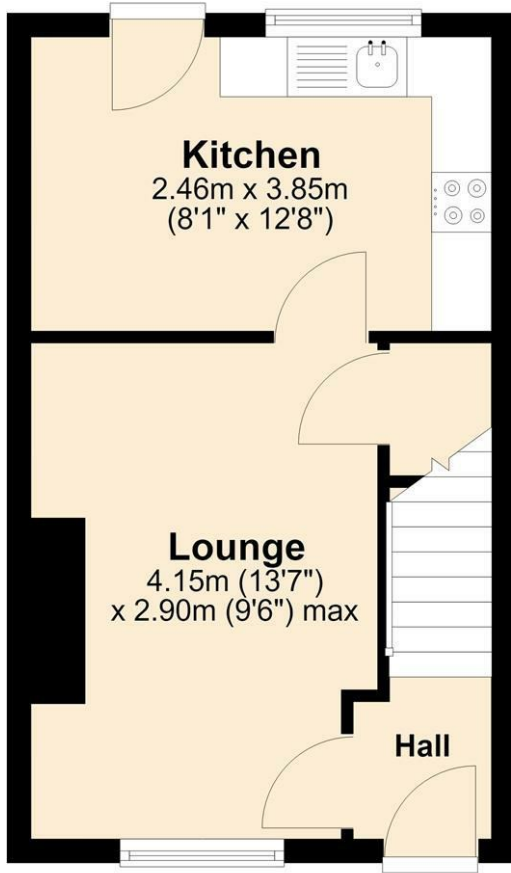
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Material Information:

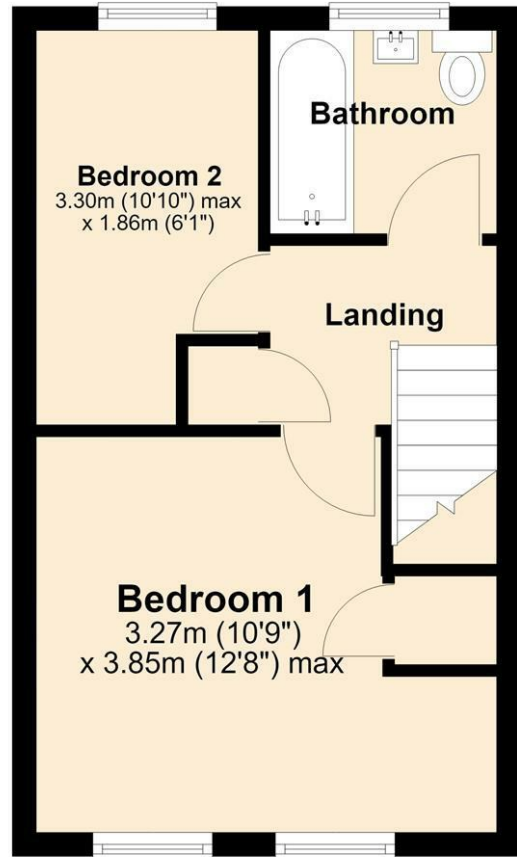
Construction - Brick under tiled roof
Conservation Area - No
Flood Risk -Very low
Mobile Coverage/Signal -Yes
Broadband - Yes
Coastal Erosion -No
Coalfield or Mining Area -No
Planning -No

Floor Plan

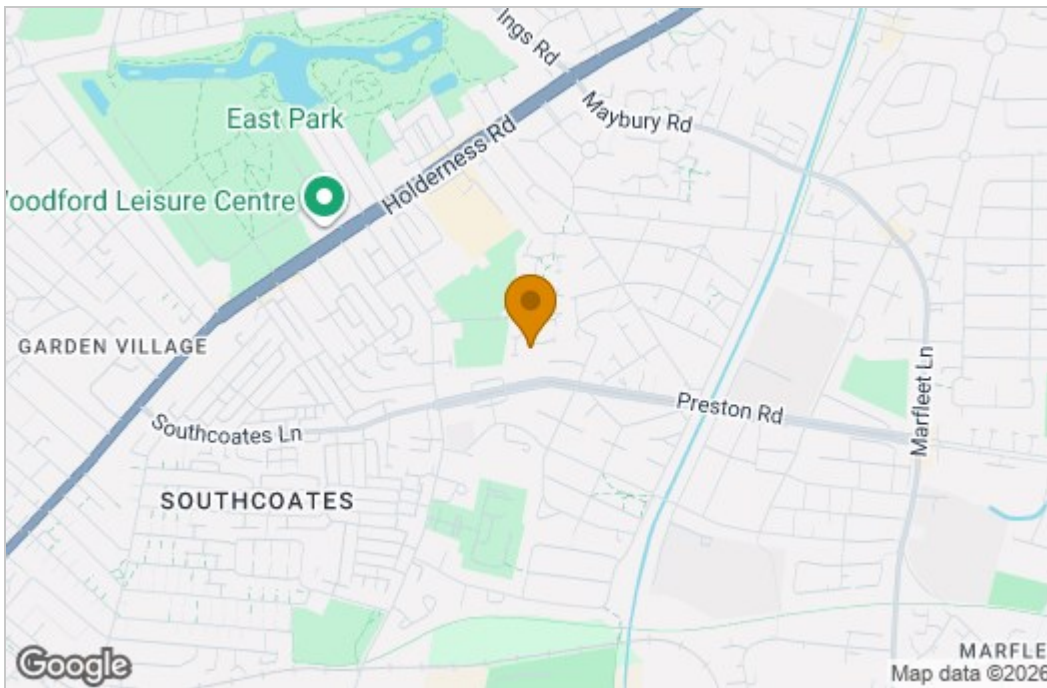
Ground Floor



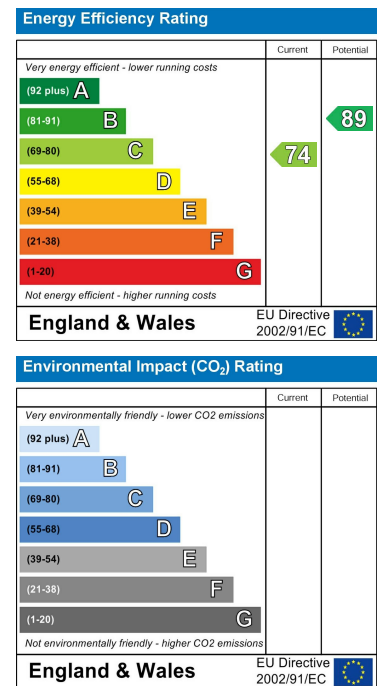
First Floor



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.