Whitakers
Estate Agents









34 Danube Road, Hull, HU5 5UP

£120,000

** NO ONWARD CHAIN **

Introducing this traditional end-terrace property which is conveniently located on Danube Road, a residential location popular with first time buyers and young families due to its close proximity to a range of local amenities and transport links.

Externally, the property is approached through a gravelled front garden with decorative planting and wooden fencing to the boundary, with a pathway leading to the entrance door.

Internally, the accommodation briefly comprises an entrance lobby leading into the lounge, followed by a fitted kitchen/dining room and rear lobby incorporating a cloakroom. A fixed staircase rises to the first floor, where two bedrooms are served by a bathroom furnished with a three-piece suite.

The generously sized rear garden is mainly laid to lawn and complemented by patio and gravelled sections. A pathway leads towards the end of the plot, where a gate within the boundary fencing opens onto the vehicle-accessible ten-foot and parking space beyond.

The accommodation comprises

Front external



Externally, the property is approached through a gravelled front garden with decorative planting and wooden fencing to the boundary, with a pathway leading to the entrance door.

Ground floor

Entrance lobby
UPVC double glazed door, central heating radiator, and laminate flooring. Leading to :

Lounge 13'4" x 11'0" maximum (4.07 x 3.36 maximum)



UPVC double glazed bay window, central heating radiator, modern wall mounted fireplace, under stairs storage cupboard, and carpeted flooring.

Kitchen / dining room 18'7" x 13'6" (5.68 x 4.12)





Two UPVC double glazed windows, two central heating radiators, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washer and a dryer, and integrated oven with hob and extractor hood above.

Inner lobby
UPVC double glazed door, and laminate flooring. Leading to :

Cloakroom
UPVC double glazed window, and laminate flooring. Furnished with two-piece suite comprising wash basin with dual taps, and low flush W.C.

First floor

Landing
Carpeted flooring, and leading to :

Bedroom one 10'3" x 13'11" (3.13 x 4.26)



Two UPVC double glazed windows, central heating radiator, and carpeted flooring.

Bedroom two 9'8" x 8'2" (2.96 x 2.49)



UPVC double glazed window, central heating radiator, and laminate flooring.

Bathroom



UPVC double glazed window, central heating radiator, and fully tiled with laminate flooring. Furnished with a three-piece suite comprising ‘P’ shaped panelled bath with dual taps and electric shower, pedestal sink with mixer tap, and low flush W.C.

Rear external





The generously sized rear garden is mainly laid to lawn and complemented by patio and gravelled sections. A pathway leads towards the end of the plot, where a gate within the boundary fencing opens onto the vehicle-accessible ten-foot and parking space beyond.

Land boundary



Tenure

The property is held under Leasehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull
Local authority reference number - 00030392003408
Council Tax band - A

EPC rating

EPC rating - D

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

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 Declaration

We 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.

The agents 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.

Free Market Appraisals / Valuations

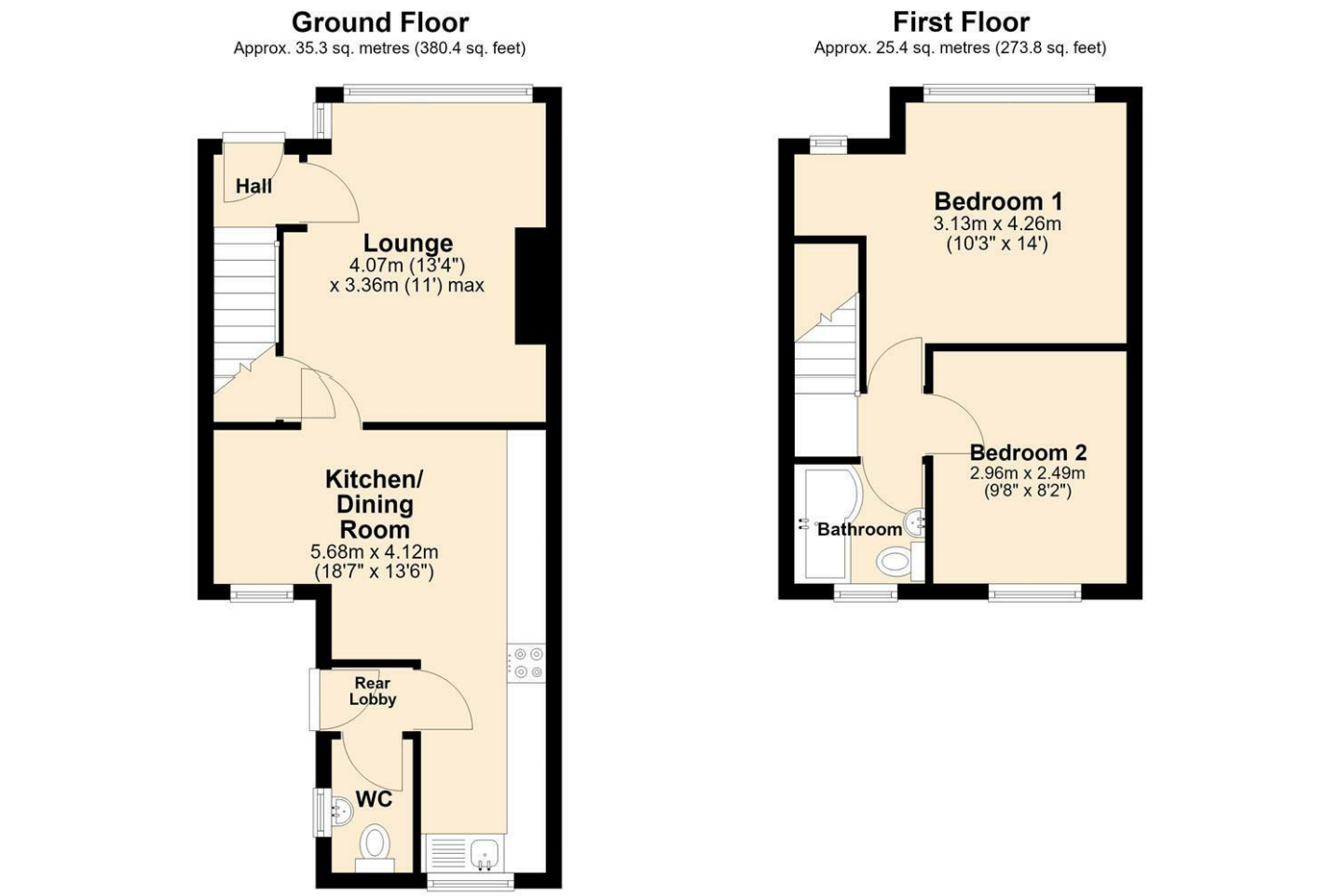
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Making an offer

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 £50.00 - these fees are non refundable.

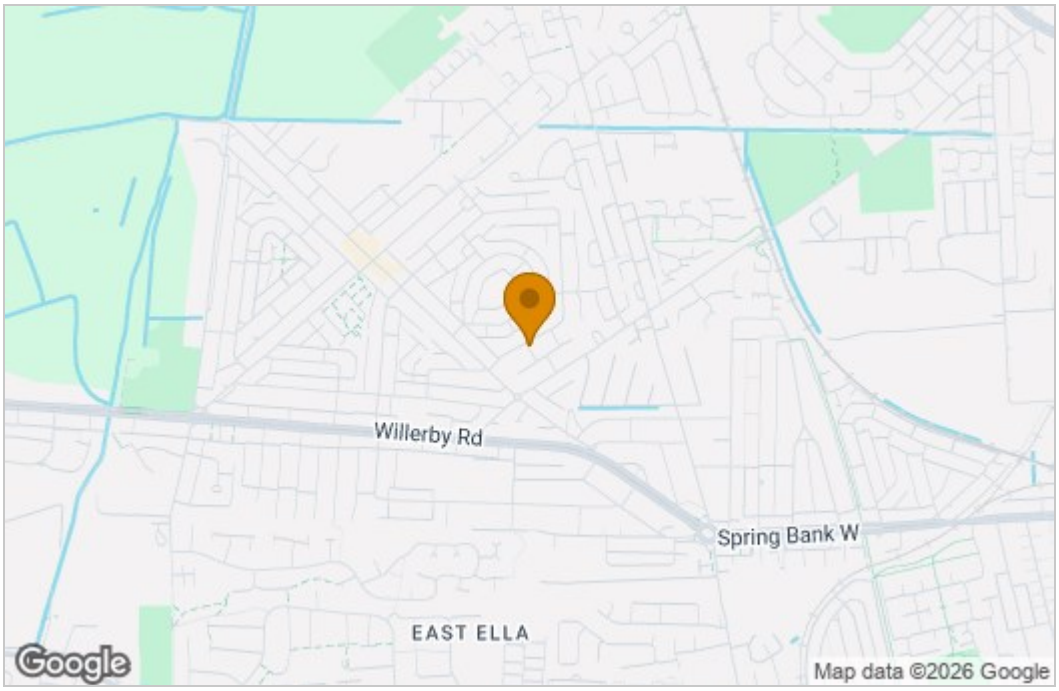
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

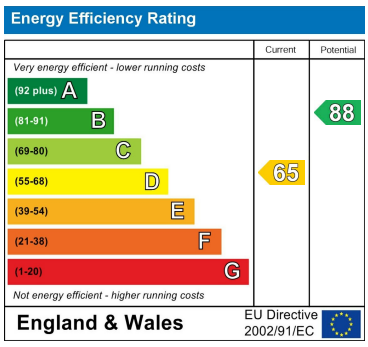


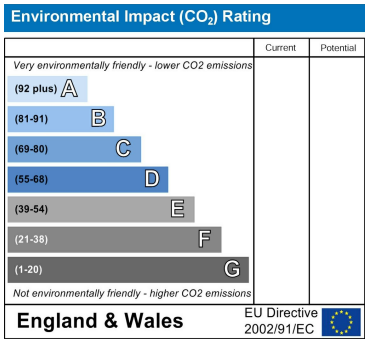
Total area: approx. 60.8 sq. metres (654.1 sq. feet)

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

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