

Whitakers

Estate Agents



42 Etherington Road

, Hull, HU6 7JS

Offers Over £160,000



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Accommodation Comprises

Entrance

UPVC double glazed front door and side window.

Hallway

Understairs cupboard, laminate flooring and radiator.

Lounge

11' x 11'2 (3.35m x 3.40m)

UPVC double glazed bay window, wall mounted electric fire.

Dining Area

16'8 x 11'2 (5.08m x 3.40m)

Laminate flooring and radiator.

Kitchen

17'4 x 9'5 (5.28m x 2.87m)

UPVC double glazed French doors, a range of base, wall and drawer units with work tops over and splashback tiles. Integrated oven and hob with hood over, microwave and sink unit with mixer tap

Utility Room

13'0 x 5'3 (3.96m x 1.60m)

Sky window, storage units, radiator and plumbing for a washing machine.

W/C

UPVC double glazed window, low flush WC and wash basin.

First Floor Landing

Fixed stairs to loft space.

Bedroom one

13'6 max x 8'6 (4.11m max x 2.59m)

UPVC double glazed bay window, fitted wardrobe and radiator.

Bedroom Two

11'3 x 8'8 max (3.43m x 2.64m max)

UPVC double glazed, fitted wardrobe and radiator.

Bedroom Three

8'1 x 7'4 (2.46m x 2.24m)

UPVC double glazed, fitted wardrobe and radiator.

Bathroom

5'8 x 5'4 (1.73m x 1.63m)

UPVC double glazed window, panelled bath, vanity sink unit, low flush WC, tiled walls and floor.

Loft Room

15'1 x 10'1 (4.60m x 3.07m)

Roof window and storage eaves.

Externally

Externally to the front of the property is a low maintenance garden. The rear garden is again low maintenance by design, enclosed to the boundary with artificial grass, part paved and a raised decked seating area to enjoy the sun in the warmer months.

Council Tax Band

Council Tax Band B.

Tenure

The property is freehold.

Material Information

Construction - Standard

Conservation Area - No

Tel: 01482 657657

Flood Risk - Low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 20 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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.

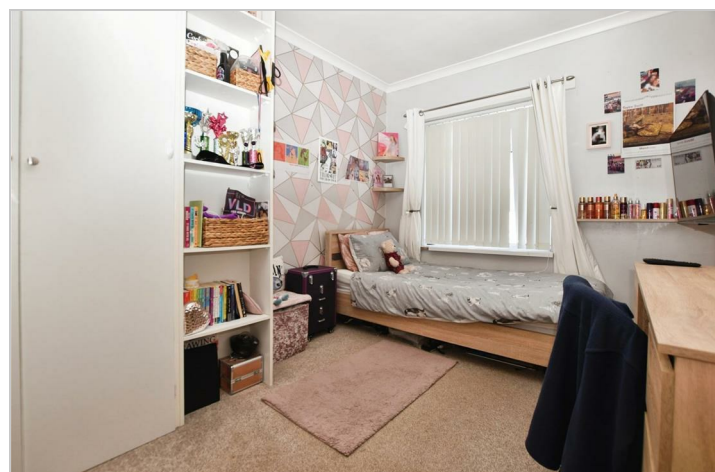
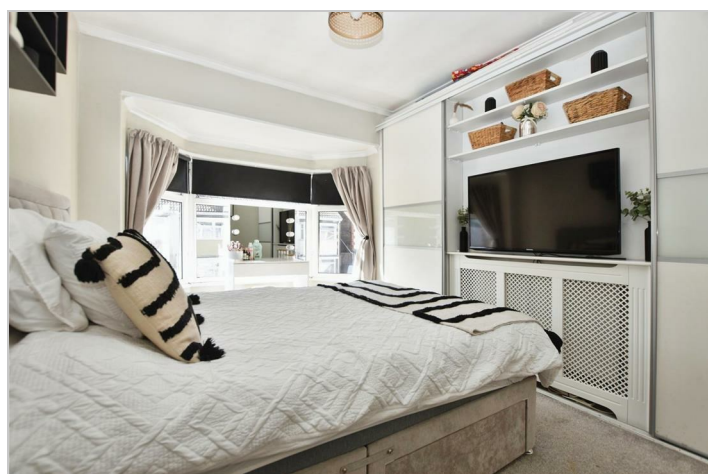
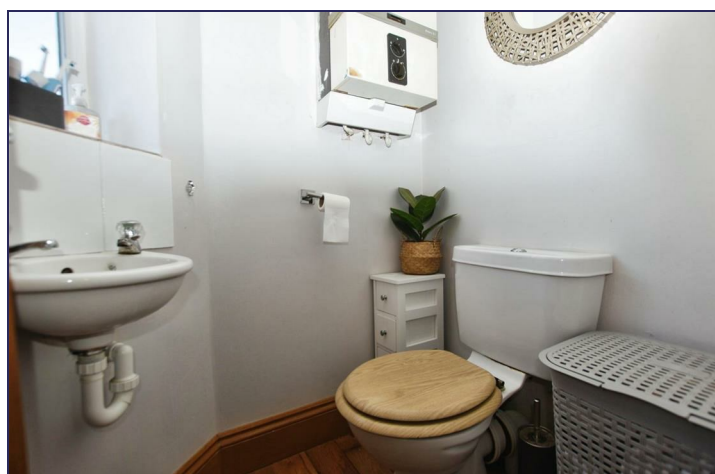
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Sales valuations

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



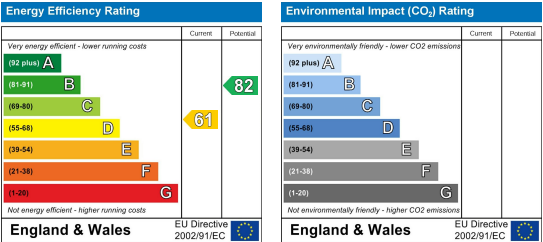
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 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 firms employment has the authority to make or give any representation or warranty in respect of the property.