

Whitakers

Estate Agents



34 Robinia Drive, Hull, HU4 6QN

£194,950

***** OFFERED TO THE MARKET WITH NO ON- GOING CHAIN AND VACANT POSSESSION, *****

SITUATED ON THIS SOUGHT AFTER AND FAMILY FRIENDLY DEVELOPMENT ON THE CUSP OF HESSLE TOWN AND ALL OF THE FABULOUS AMENITIES IT HAS TO OFFER, THIS MODERN STYLE SEMI DETACHED HOUSE TICKS ALL OF THE BOXES ON THE GROWING FAMILY UNIT WISH LIST. BRIEFLY AFFORDING ENTRANCE HALL, GROUND FLOOR CLOAK ROOM, LOUNGE, FITTED DINING KITCHEN WITH APPLIANCES, THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A BATHROOM, THE PROPERTY HAS THE EXPECTED GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING , IS SET WITHIN PLEASANT GARDENS AND BOASTS PLENTY OF OFF STREET CAR PARKING AMENITIES. VERY HANDILY PLACED FOR THE A63 AND M62 CORRIDOR AND ENJOYING A VERY QUIET CUL-DE -SAC POSITION, THIS RARELY AVAILABLE OPPORTUNITY DESERVES INTERNAL INSPECTION AND EARLY ENQUIRIES FOR VEWINGS ARE WELCOME.

Entrance Hall



Staircase off and a radiator.

Cloak Room



A low level wc,, wash hand basin and a radiator.

Lounge 15'5" x 11'6" (4.70 x 3.52)



Window to the front aspect and a radiator.

Fitted Dining Kitchen 10'5" x 14'7" (3.18 x 4.45)



A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel one and a half bowl sink unit with mixer tap. Useful under stairs storage cupboard, window to the rear aspect, plumbing for an automatic washing machine, partially tiled walls,

a radiator and integrated appliances include an electric oven, four ring gas hob and an over head extractor canopy, French Doors give access to the ear garden.

First floor Landing

Having a radiator and giving access to ;

Bedroom One 9'7" x 14'7" (2.93 x 4.47)



Two windows to the front aspect allowing plenty of natural light, fitted wardrobes, a built in cupboard and a radiator

Bedroom Two 11'1" x 8'4" (3.38 x 2.56)



Window to the rear aspect and a radiator.

Bedroom Three 7'6" x 6'0" (2.30 x 1.85)



Window to the rear aspect and a radiator.

Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Partially tiled walls, a radiator and an extractor fan.

Gardens



To the front of the property is an open plan block paved area and to the rear is a garden with a good degree of privacy, laid mainly to lawn with a paved patio area and a garden storage shed.

Off Street Car Parking

There are amenities for a number of vehicles to the front aspect.

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.

Material Information:

Construction - Brick built under a tiled roof

Conservation Area - No

Flood Risk -Low

Mobile Coverage/Signal -Yes

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

Broadband - Basic 3 Mbps / Ultrafast 10000 Mbps

Broadband - Yes

Coastal Erosion -No

Coalfield or Mining Area -No

Planning -No

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

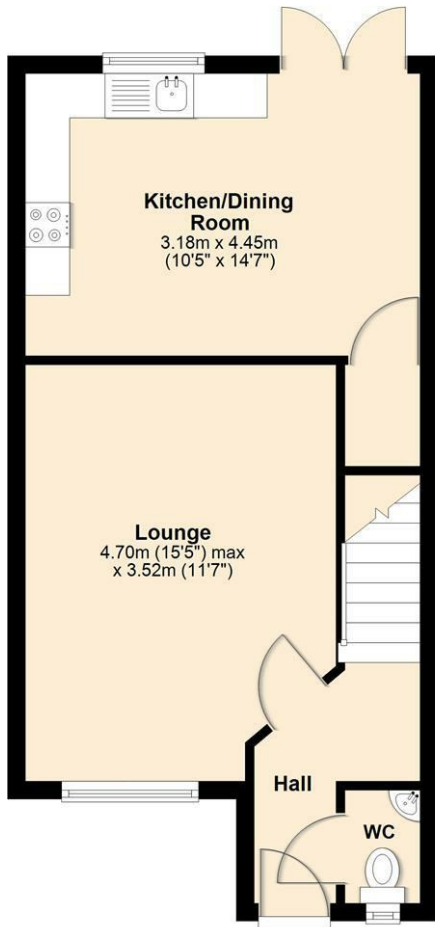
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

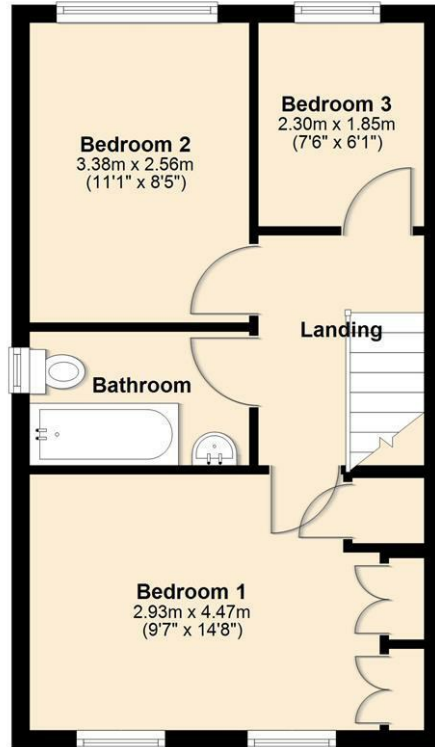
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Floor Plan

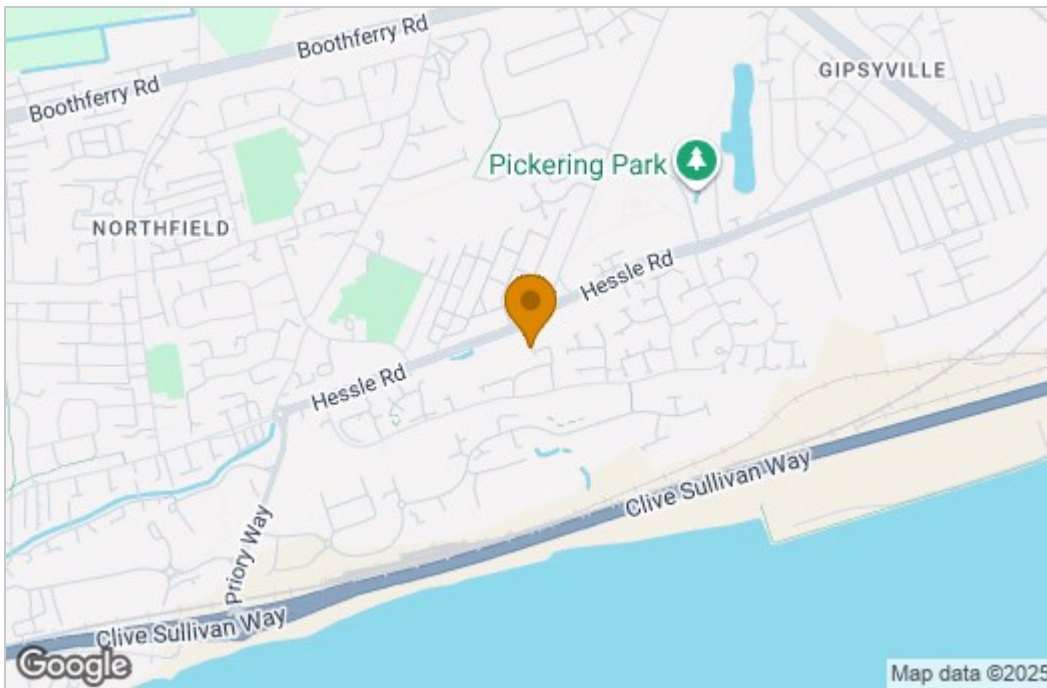
Ground Floor



First Floor



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.