

Whitakers

Estate Agents



48 Primrose Drive, Hull, HU5 5QJ

£142,000

This well presented modern semi detached property enjoys a tucked away position at the head of the Cul de sac, with no through road this property is perfect for young families / first time buyers ready to move straight into and enjoy from day one.

The main features include - entrance porch, 17' lounge / diner and a full width fitted kitchen / diner. The first floor boasts two good bedrooms (bed two with storage cupboard) along with the family bathroom suite.

Externally to the front is a low maintenance garden which is mainly laid to stone with side drive leading to the garage. The rear garden is enclosed to the boundary and mainly laid to lawn.

Primrose is a modern cul de sac located off Westlands road, well placed to access a wide range of facilities and boasts easy access to good schools, early viewings are advised.

The accommodation comprises

Ground Floor

Entrance

Double glazed front door leading into porch

Entrance porch

Central heating radiator and stairs to first floor.

Lounge 17'1 x 11'9 (5.21m x 3.58m)



Three Upvc double glazed windows, central heating radiator, storage under the stairs and wall mounted Gas fire with marble inset and decorative wooden surround.

Kitchen / Diner 11'9 x 10'0 (3.58m x 3.05m)



With a range of modern floor and eye level units and complimentary work surfaces and splash back tiling above, tiled flooring and Upvc double glazed window and door. Integrated Fridge Freezer, washing machine, dishwasher and oven with hob and hood above.

First Floor

Landing

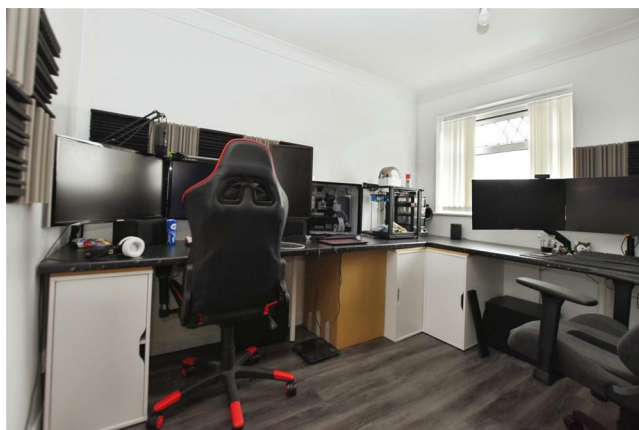
Loft hatch and storage cupboard.

Bedroom One 12'0 x 10'2 (3.66m x 3.10m)



Central heating radiator and Upvc double glazed window.

Bedroom Two 9'9 x 8'7 (2.97m x 2.62m)



Central heating radiator, laminate flooring, Upvc double glazed window and storage cupboard over the stairs.

Bathroom 8'7 x 6'9 (2.62m x 2.06m)



Panelled bath, low flush toilet, pedestal sink. Central heating radiator and Upvc double glazed window.

External



Low maintenance front garden which is mainly laid to stone with side drive leading to the garage. The rear garden is enclosed to the boundary and mainly laid to lawn.

Council Tax

Council Tax band - B

Local Authority - Kingston Upon Hull

EPC

EPC rating - TBC

Tenure

The property is held under Freehold tenureship.

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.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 11 Mbps Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

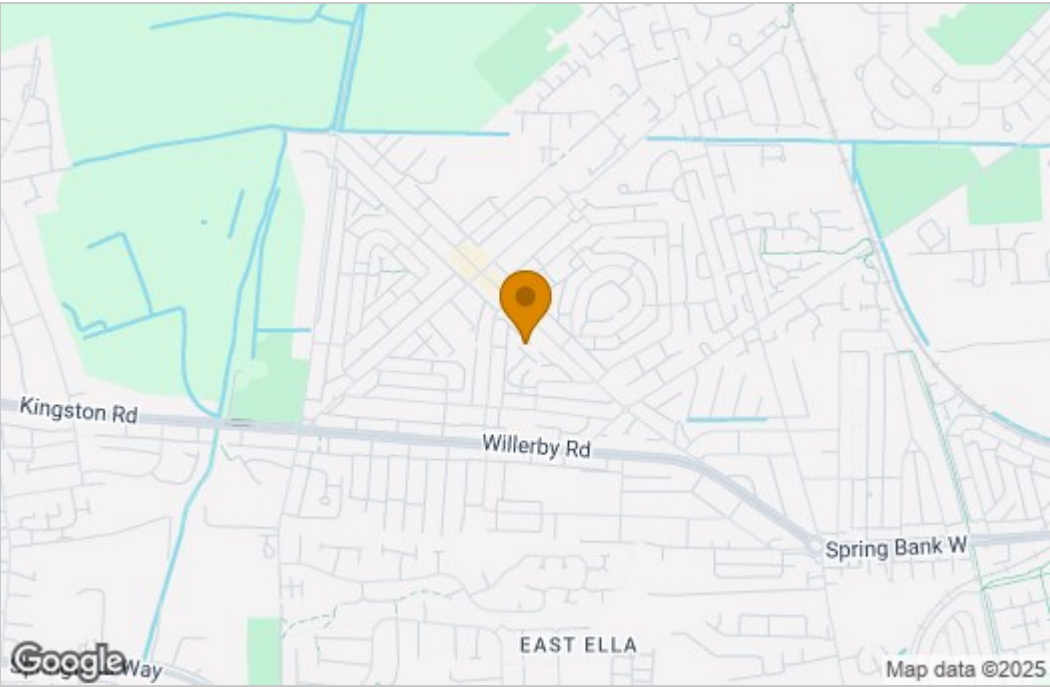
Whitakers Estate Agent Declaration

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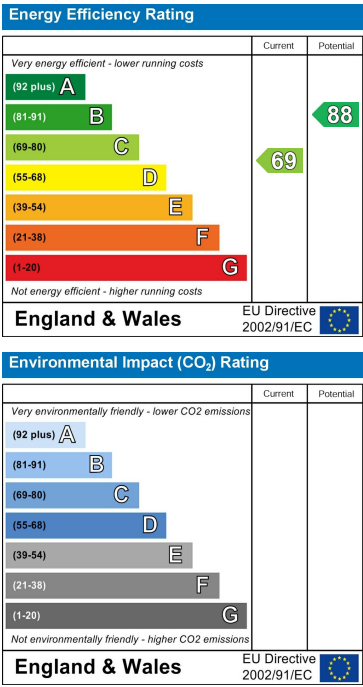
Floor Plan



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.