Whitakers
Estate Agents









6 Meadow Garth, Hull, HU6 7YJ

Asking Price £145,000

SITUATED TO THE NORTH OF THE CITY, HANDILY PLACED FOR ALL OF THE SHOPPING AND LEISURE AMENITIES THAT KINGSWOOD HAS TO OFFER AND WITH EXCELLENT TRANSPORT LINKS TO THE HULL CITY CENTRE AND BEVERLEY, THIS MODERN STYLE SEMI DETACHED PROPERTY TICKS ALL OF THE BOXES FOR THE FIRST TIME BUYER AND WILL INTEREST THE PURCHASER LOOKING TO DOWN SIZE. THE ACCOMMODATION COMPRISES LOUNGE, FITTED DINING KITCHEN, TWO BEDROOMS OF GOOD PROPORTION AND A FIRST FLOOR BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING. WITH PLEASANT GARDENS AND OFF STREET CAR PARKING AMENITIES FOR A NUMBER OF VEHICLES, ENQUIRIES IN ORDR TO VIEW ARE ENCOURAGED

Lounge




Bow window to the front aspect, staircase off and a radiator.

Fitted Dining Kiitchen




A 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, plumbing for an automatic washing machine and integrated appliances include an electric oven and a four ring gas hob.

First Floor Landing

Window to the side aspect and giving access to:

Bedroom One




Window to the rear aspect and a radiator.

Bedroom Two



Window to the front aspect and a radiator.

Bathroom



A white suite to comprise panelled bath, wash hand basin within a vanity unit and a low level wc. Extractor unit, a radiator and a built in storage cupboard.

Outside





To the front and side of the property is a a brick block paved garden and driveway which give ample amenities for off street car parking. To the rear of the property is an enclosed garden which is laid to lawn with a paved patio area..

Council Tax

Hull City Council - band B

Tenure

This property is Freehold

Material Information:

Construction; Brick under a tiled roof
Conservation Area - No
Flood Risk -Low
Mobile Coverage/Signal - EE, Vodafone, Three and O2
Broadband - Basic 4 Mbps Ultrafast 10000 Mbps
Coastal Erosion -No
Coalfield or Mining Area -No
Planning -No

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.

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.

Whitakers Estate Agent Declaration:

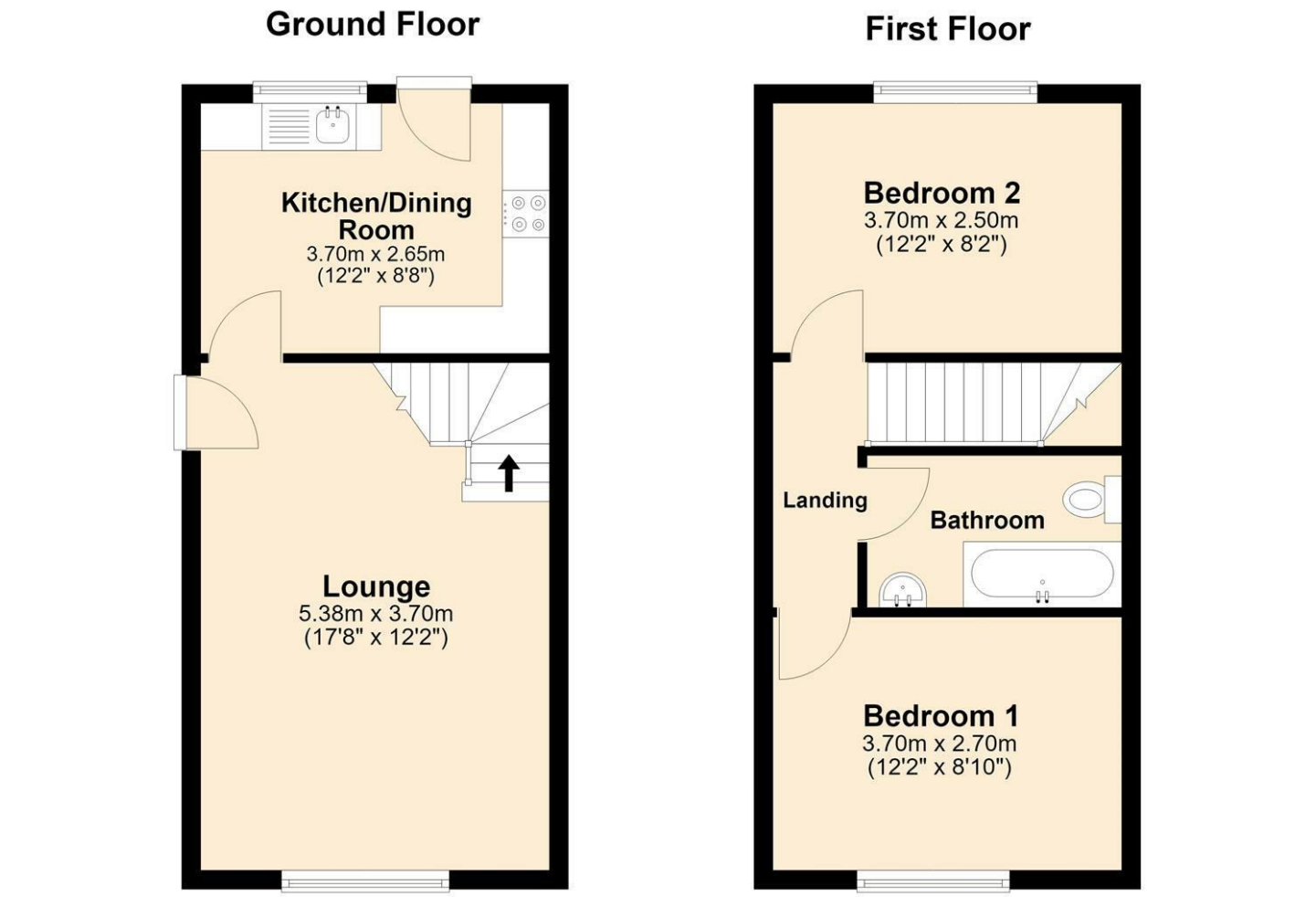
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans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

Photographs are intended to shown 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.

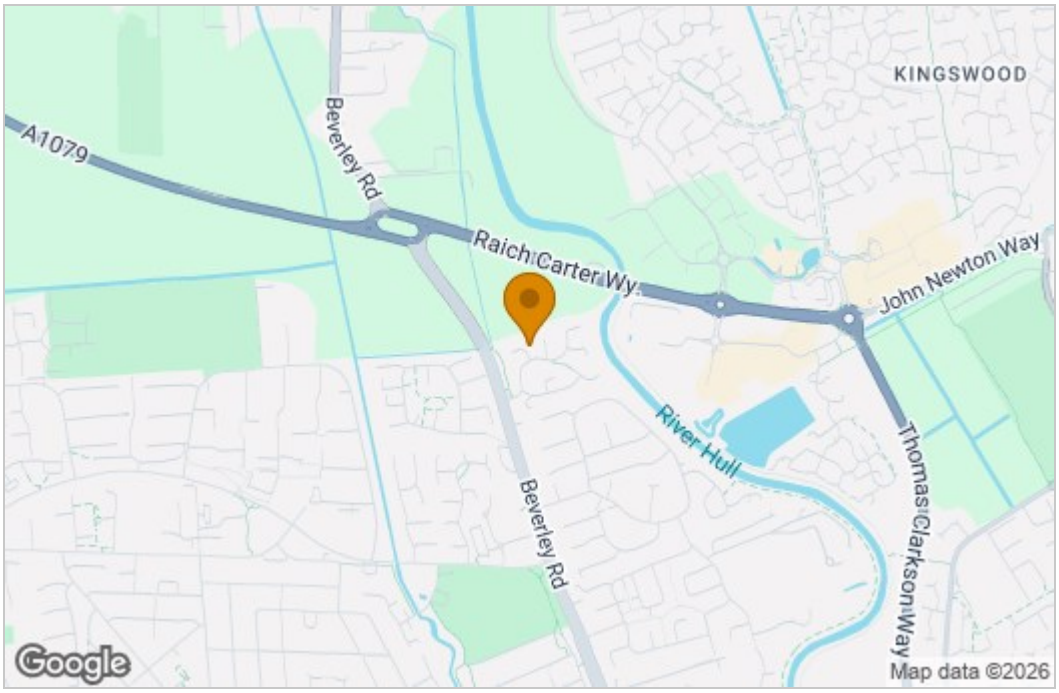
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All 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.

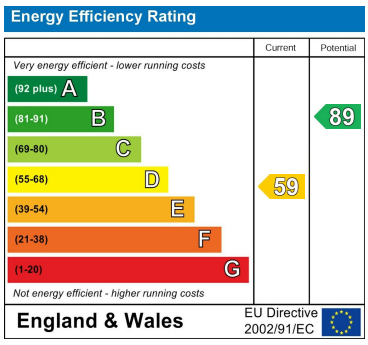
Floor Plan

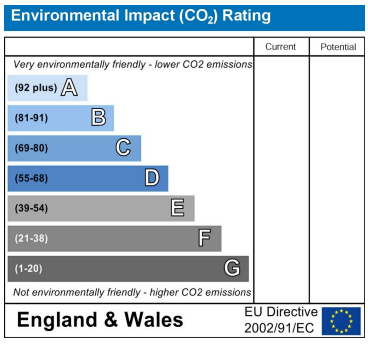


Area Map



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.

86 Church Street, Sutton On Hull, HU7 4TD
Tel: 01482 877177 Email: sutton@whitakers.co.uk https://www.whitakers.co.uk