Whitakers
Estate Agents

157 Shannon Road, Hull, HU8 9PU

Asking Price £99,995

We are acting in the sale of the above property and have received an offer of £97,000 on the above property.
Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.
SITUATED IN A SOUGHT-AFTER LOCATION IN EAST HULL, WITHIN EASY REACH OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS, THIS PROPERTY PRESENTS A FANTASTIC OPPORTUNITY FOR A WIDE RANGE OF BUYERS.

THE HOME OFFERS TWO GENEROUSLY SIZED DOUBLE BEDROOMS AND WELL-PROPORTIONED ACCOMMODATION THROUGHOUT, PROVIDING COMFORTABLE AND VERSATILE LIVING SPACE.

EXTERNALLY, THE PROPERTY BENEFITS FROM OFF-STREET PARKING TO THE FRONT. TO THE REAR, THERE IS A LOW-MAINTENANCE GARDEN FEATURING ARTIFICIAL GRASS, ALONG WITH A USEFUL BRICK STORE PROVIDING ADDITIONAL STORAGE SPACE.

OFFERING GREAT POTENTIAL, THIS PROPERTY IS READY FOR ITS NEXT OWNER TO PUT THEIR OWN STAMP ON AND CREATE A WONDERFUL HOME. EARLY VIEWING IS HIGHLY RECOMMENDED.

Entrance Hall

Well proportioned entrance hall, leading to stairs and dining room. Compromises of an under stairs storage cupboard, lino flooring throughout.

Dining Area

Lino flooring with a radiator, leads to the lounge, and kitchen.

Fitted Kitchen

Good variety of floor and wall units, comprises of a gas hob, lino flooring, and leading to the rear garden is a barn/stable style door.

Lounge

Carpet throughout, generously sized lounge with a bay window to the front aspect, with an electric fireplace, and French doors leading to the conservatory.

Conservatory

Conservatory, previously utilised as an at home salon, with plumbing for a hair basin/sink. Great for someone to work from home. Could easily be converted back into a sun room/ additional living space.

Bathroom

Well proportioned first floor bathroom with a three piece bathroom suite. Comprises of a pedestal sink, low level W/C, a bath with an overhead electric shower. Lino flooring throughout and uPVC window to the rear aspect.

Bedroom 1

Large master bedroom with UPVC windows to the front aspect. Carpeted throughout and comprises of a radiator.

Bedroom 2

Double second bedroom, well proportioned, with a UPVC window to the rear and carpeted throughout.

Gardens

To the rear, boasts a low maintenance garden, with artificial grass and a brick store, great for extra storage space. To the front provides a front driveway, providing off street parking for 1x vehicle.

EPC
EPC Rating D

Council Tax
Hull City Council tax band A

Tenure
Freehold

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.

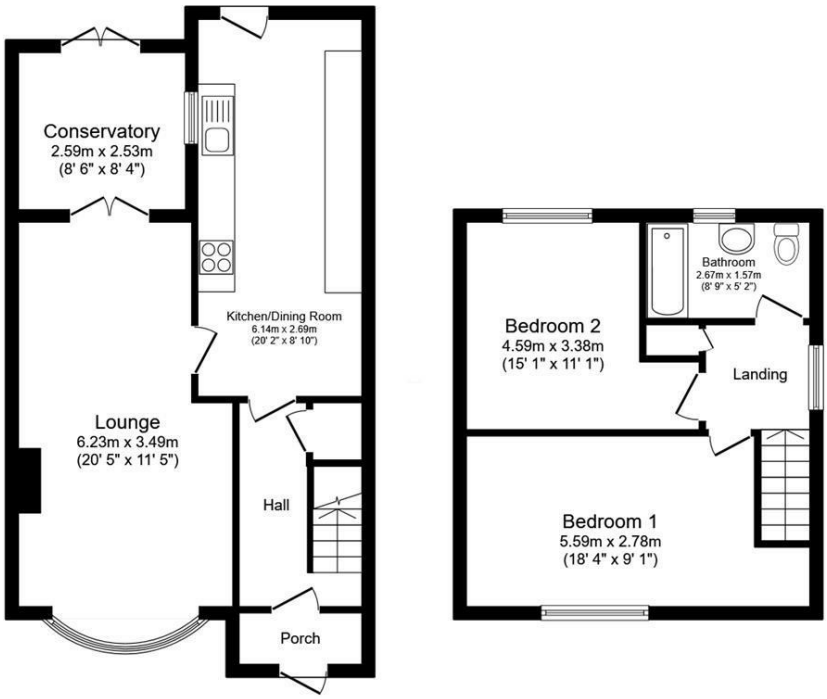
Agents Notes:
Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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 under tile roof
Conservation Area - no
Flood Risk - very low
Mobile Coverage/Signal - EE/Vodafone/O2/Three
Broadband - Basic 7 Mbps Ultrafast 10000 Mbps
Coastal Erosion - no
Coalfield or Mining Area - no
Planning - no

Whitakers Estate Agent Declaration:
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan



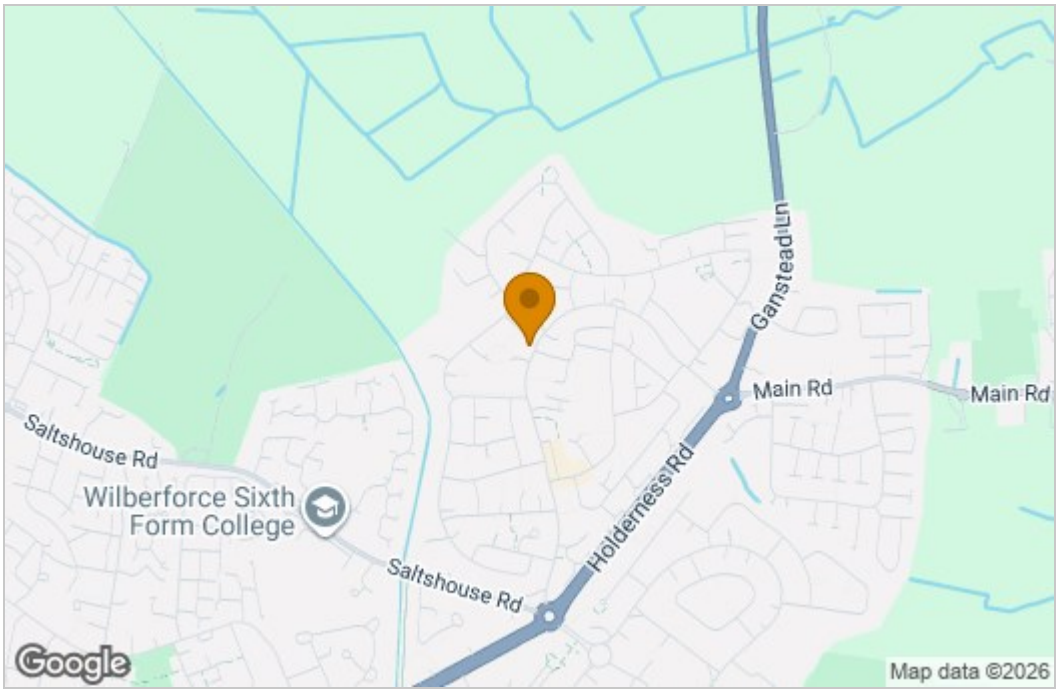
Ground Floor
Floor area 54.8 sq.m. (590 sq.ft.)

First Floor
Floor area 35.0 sq.m. (377 sq.ft.)

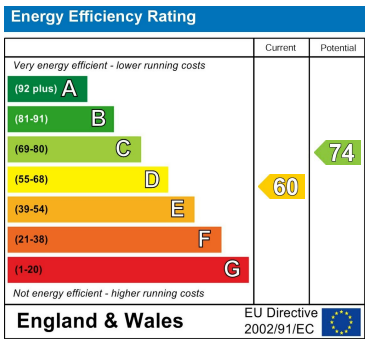
Total floor area: 89.8 sq.m. (967 sq.ft.)

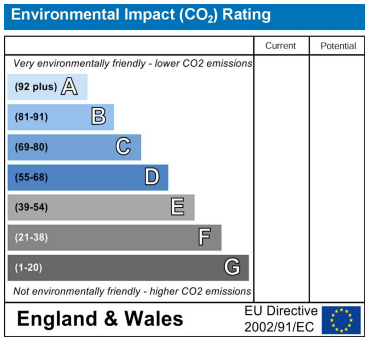
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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