Whitakers
Estate Agents

94 Jendale, Hull, HU7 4BE

Guide price £165,000

*** GUIDE PRICE £165,000 - £175,000 ***
This lovely, spacious semi-detached home has a side garage extension to offer a great family home. We strongly advise viewing to appreciate the space on offer!

The property is situated at the end of a quiet residential cul-de-sac on a corner plot, with generous front and rear gardens, two bathrooms and three bedrooms.

Close to Kingswood and Ennerdale, local transport and amenities. You will not be disappointed!

Briefly- to the ground floor there is an entrance porch, open plan lounge/dining room, spacious kitchen, integrated garage and shower room. To the first floor there are three bedrooms and a second bathroom. With off road parking available this property will not disappoint.
Early viewings are highly recommended!

The Property Comprises

Entrance Porch
uPVC front door, uPVC porch surround, laminate flooring leading into the;

Living/Dining Room 13'9" x 15'6" 11'5" x 7'10" (4.20 x 4.74 3.49 x 2.39)

uPVC window to the front aspect, uPVC french doors leading into the rear garden, laminate flooring, two radiators, under stairs storage cupboard with a feature fireplace.

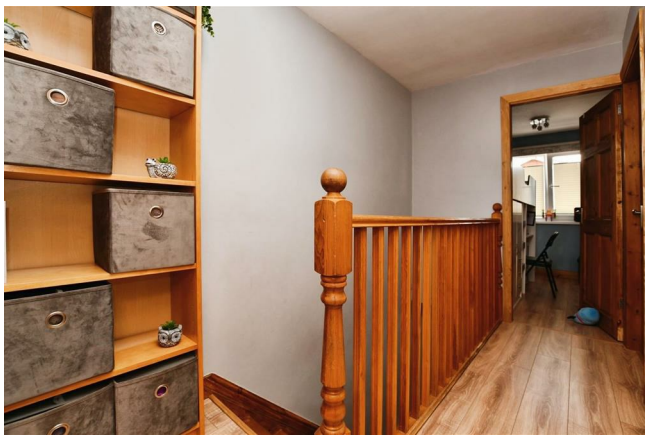
Kitchen 11'5" x 21'9" (3.49 x 6.65)

Offering generous storage with fitted wall, drawer and base units with contrasting worktops. gas hob, extraction hood, fitted electric oven, uPVC window/door to the rear aspect, One and a half bowl sink unit with mixer tap, laminate flooring, radiator and plumbing for a automatic washing machine.

Downstairs Shower Room

This additional downstairs shower offers walk in shower with fitted mixer shower, pedestal wash basin and a low flush WC, tiled floor and walls and spotlights.

First Floor Landing



Laminate flooring and storage cupboard leading to;

Bedroom One 13'11" x 9'3" (4.25 x 2.82)

uPVC window to the front aspect, laminate flooring, radiator and a loft hatch giving access to a boarded loft via loft ladders.

Bedroom Two 10'11" x 9'3" (3.34 x 2.82)

uPVC window to the rear aspect, laminate flooring and radiator.

Bedroom Three 8'9" x 6'0" (2.67 x 1.85)

uPVC window to the front aspect, laminate flooring and radiator.

Bathroom

uPVC window to the rear aspect, waterfall shower, 3 piece suite, pedestal wash basin and a low flush WC with mixer tap shower attachment. LVT flooring, tiled walls and radiator.

Outside

To the front of the property is an impressive block paved front drive with wrought iron fence surround. The the rear of the property is a generous back garden with block paving, decking area, raised planters and newly installed reinforced steel fencing. CCTV covers the front and rear of the property.

Garage

The integrated garage is well proportioned with roller shutter (remote operated), electric supply, with loft space via ladder.

Tenure

This Property is Freehold.

Council Tax

Hull City Council

Band B

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.

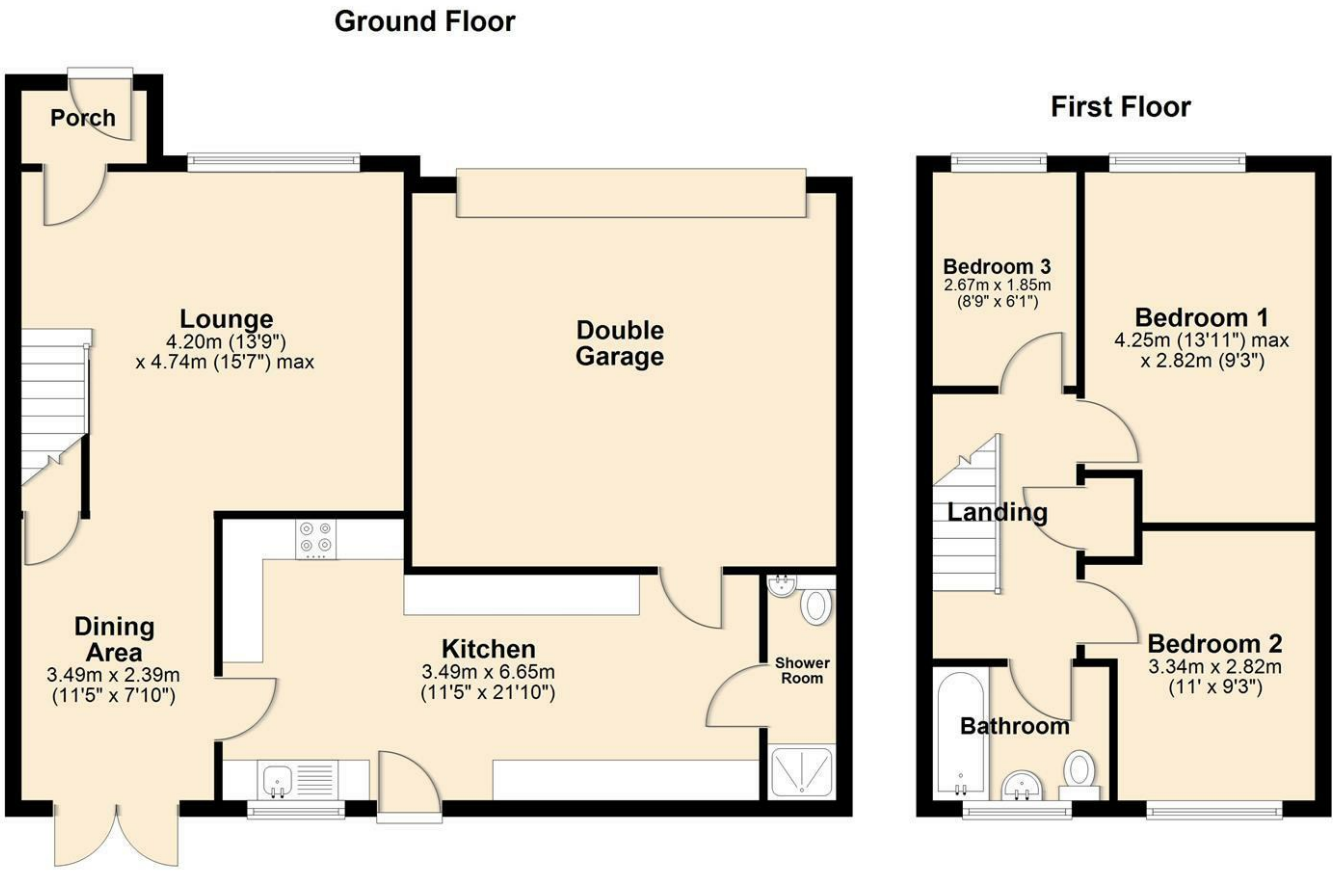
Material Information:

Construction - Brick/Tile
Conservation Area - No
Flood Risk - No
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 21 Mbps Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning -No

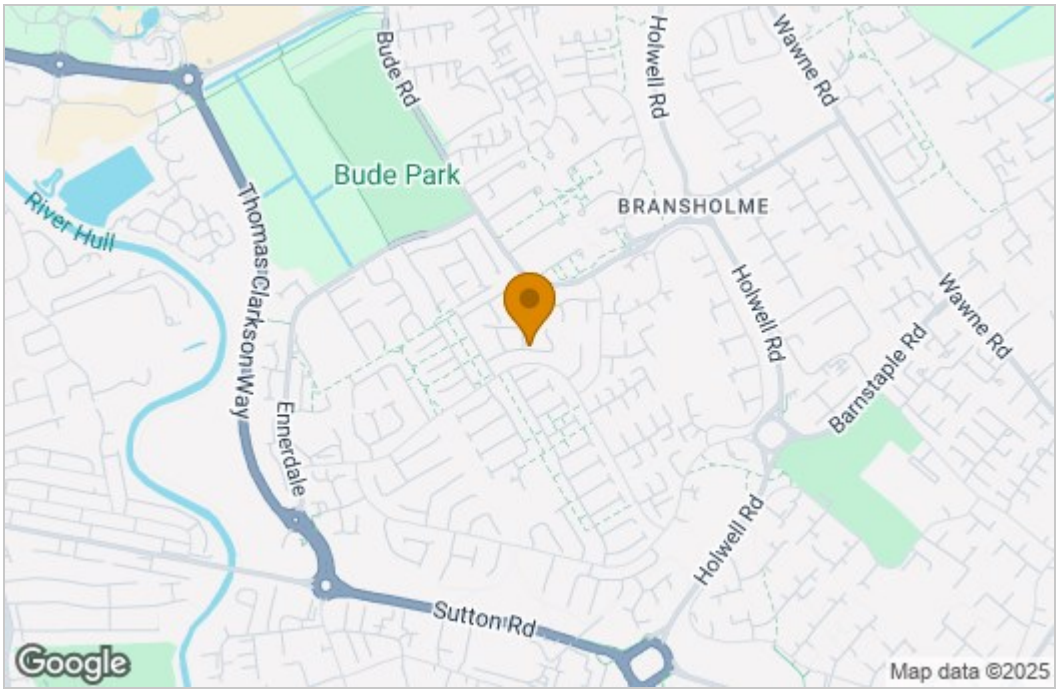
Whitakers Estate Agent Declaration:

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.

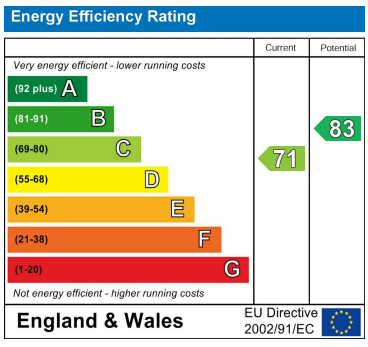
Floor Plan

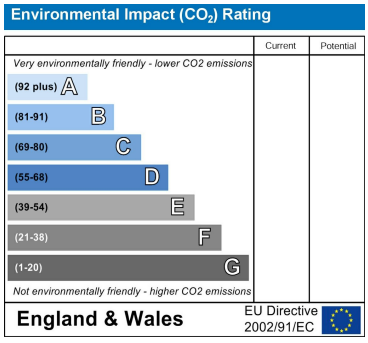


Area Map



Energy Efficiency Graph





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