

Whitakers

Estate Agents



248 Hathersage Road

, HULL, HU8 0EX

Offers In The Region Of £240,000



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Entrance

Via a uPVC double glazed door

Hall

With stairs to the 1st floor, radiator.

Lounge

18'9" x 12'10" (5.72 x 3.93)

Spacious lounge with uPVC double glazed window to the front aspect, radiator and focal fireplace with inset electric flame fire, wood effect flooring.

Open Plan Living/Dining & Kitchen

14'8" x 24'11" (4.479 x 7.62)

The kitchen has a range of base and wall units with contrasting work surfaces, sink/drainage with mixer tap, space for a dual fuel range cooker with seven burner gas hob and double extractor hood, a range of integral appliances including a dish washer, fridge and freezer, a uPVC double glazed window and wood effect flooring.

The dining/living area has wood effect flooring, a radiator and uPVC double glazed door leading into the conservatory, and window to the rear aspect.

Conservatory

13'0" x 11'10" (3.98 x 3.61)

The spacious conservatory has a range of uPVC double glazed windows, French doors open to the rear garden and a side uPVC double glazed door, wood effect flooring.

Utility Room

11'3" x 5'9" (3.43 x 1.76)

The utility room has plumbing for an automatic washing machine and space for dryer, wood effect flooring, radiator and uPVC double glazed door leading out to the rear garden.

Cloakroom/Wc

6'3" x 2'10" (1.93 x 0.87)

The cloakroom has a low level wc and a wall hung wash hand basin, wood effect flooring.

Stairs to the 1st floor landing

With useful storage cupboard and the loft access.

Master bedroom

12'9" x 13'0" (3.91 x 3.98)

The very spacious bedroom has a radiator, neutral décor, carpet flooring and a uPVC double glazed window to the front aspect.

Bedroom Two

12'11" x 10'0" (3.95 x 3.061)

The second spacious bedroom has a uPVC double glazed window, radiator and neutral décor, carpet flooring and useful walk in storage.

Bedroom Three

11'6" x 9'8" (3.51 x 2.96)

The third bedroom has a uPVC double glazed window, radiator, neutral décor, and carpet flooring.

Bedroom Four

11'2" x 8'1" (3.41 x 2.48)

The fourth bedroom has a radiator, a uPVC double glazed window and carpet flooring, neutral décor.

Bathroom

6'10" x 8'9" (2.099 x 2.679)

Modern, the bathroom has a roll top free standing bath, pedestal wash hand basin, a low level wc and corner shower enclosure, with thermostatic shower, partial tiled walls and floor, a uPVC double glazed window and radiator.

Tel: 01482 877177

Gardens

To the front of the house there is ample off road parking with block paved drive, leading to the attached garage, a lawn area and access to the side of the house.

To the rear of the house there is a generous lawn garden with high level timber fence boundaries, with ample seating areas.

Garage

19'6" x 7'10" (5.95 x 2.40)

The garage has an up/over door and power and lighting.

Disclaimer

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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.

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.

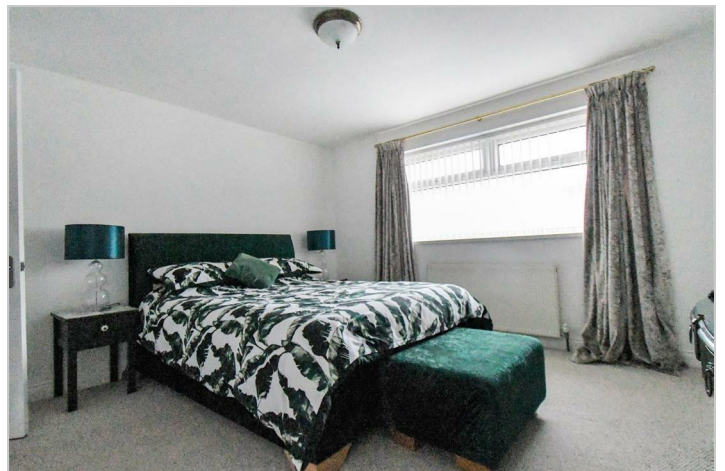
Tenure

Freehold

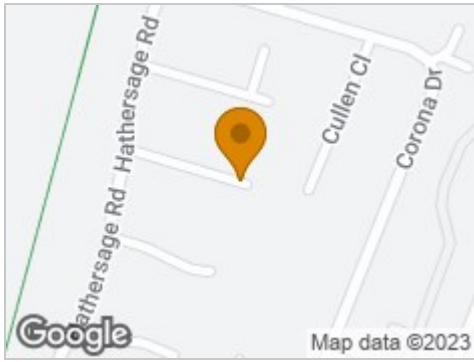
Council Tax

Band B

The local authority is Hull City Council



Road Map



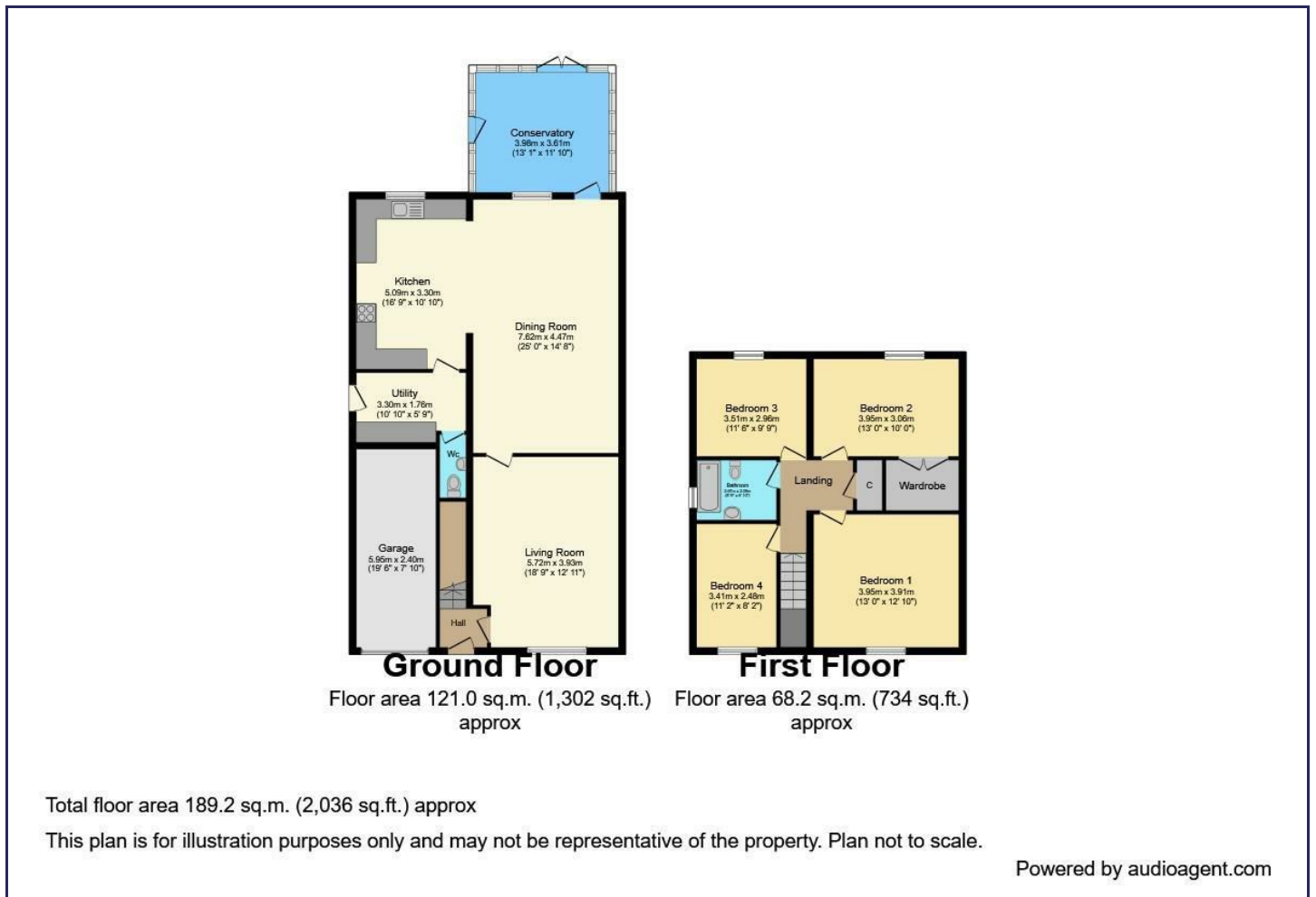
Hybrid Map



Terrain Map



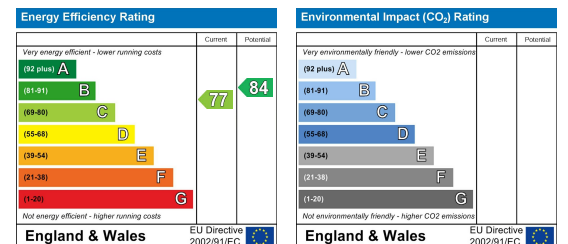
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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