

Whitakers

Estate Agents



9 Garbutt Close, Hull, HU12 8XZ

Asking Price £135,000

Whitakers are delighted to bring this modern 2 bedroom semi-detached property to the market.

Situated on a quiet cul-de-sac within the sought after Manor Park development in the popular East Riding village of Preston, the property is well positioned for local shops, schools and amenities together with excellent transport links into the City of Hull and out to the East Coast villages.

Well presented throughout, the property briefly comprises; entrance hallway, lounge and kitchen/diner to the ground floor whilst to the first floor there are 2 bedrooms and a family bathroom.

Having the additional benefit of front and rear gardens and a private side driveway together with uPVC glazing and gas central heating throughout, internal viewing is recommended!

The Accommodation Comprises

Entrance Hallway

UPVC double glazed entrance door, gas central heating radiator, coved ceiling, staircase leading to the landing off.

Lounge 14'3 x 13' (4.34m x 3.96m)



UPVC double glazed bow window, gas central heating radiator, coved ceiling and laminate flooring.

Kitchen/Diner 8'4 x 13' (2.54m x 3.96m)



Upvc double glazed window and side entrance door, gas central heating radiator, fitted with a range of base wall and drawer units with fitted work surfaces and tiled splash backs, stainless steel single drainer sink unit, plumbing for an automatic washing machine, split level oven and hob, gas central heating boiler and laminate flooring.

First Floor Landing

UPVC double glazed window and access to the roof space.

Bedroom One 11'5 x 10' (3.48m x 3.05m)



UPVC double glazed window, gas central heating radiator, coved ceiling, and a storage cupboard housing the hot water cylinder.

Bedroom Two 3'5 x 6'10 (1.04m x 2.08m)



UPVC double glazed window, gas central heating radiator, and curved ceiling

Bathroom



Upvc double glazed window, towel rail radiator, partially tiled and fitted with a three piece suite comprising panelled bath with a shower over, pedestal wash basin and a low flush WC, and an extractor fan.

Outside



To the front of the property there is a lawned garden with a gravelled side driveway. At the rear of the property there is a further lawned and gravelled garden with a patio with boundary fencing,

Tenure
Freehold

Council Tax
Council Tax band B
East Riding of Yorkshire Council

EPC
EPC rating D

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 - Very Low

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

Broadband - Basic 5 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

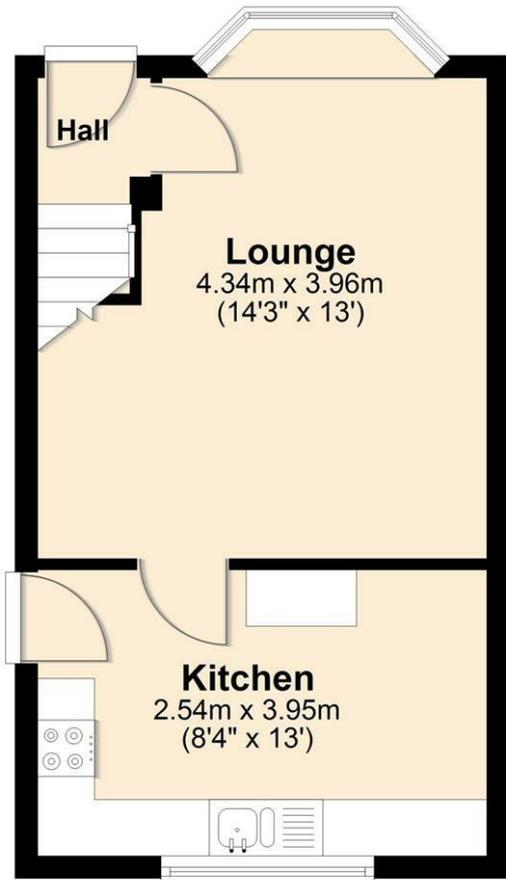
Planning - No

Whitakers Estate Agent Declaration:

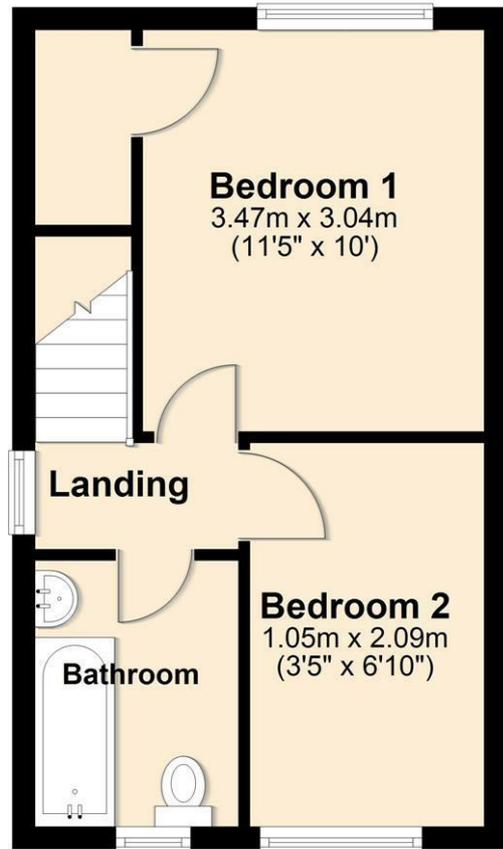
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Floor Plan

Ground Floor



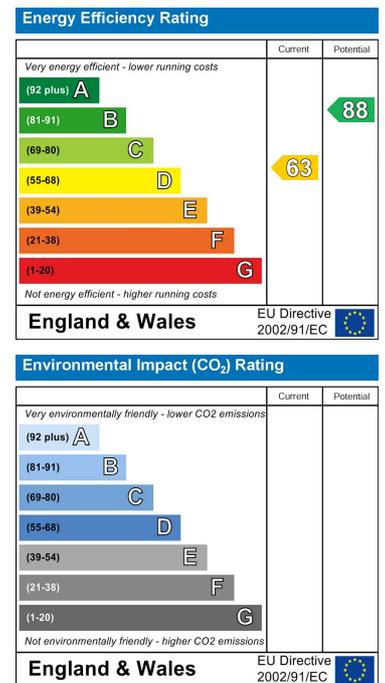
First Floor



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.