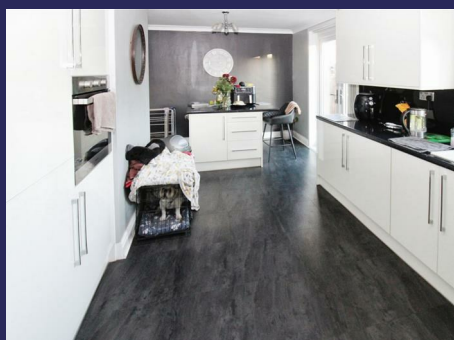


Whitakers

Estate Agents



249 Holm Garth Drive, Hull, HU8 9DZ

Guide price £140,000

*** Guide price £140,000 - £145,000 ***

Located to the east of the City in a popular and sought after area, this end terrace property is a must view for the growing family looking for that little bit of extra room.

The property comprises reception porch, lounge, fitted dining kitchen, three bedrooms of good proportion and a family bathroom and has gas central heating to radiators and double glazing. Set within generous gardens and having a resin side drive affording off street parking facility, the property is well presented throughout, is well positioned for East Hull shopping, leisure and educational amenities and appointments to view are welcome.

Reception Porch 6'8" x 3'11" (2.05 x 1.20)

Giving access to :

Lounge 21'3" x 10'5" (6.50 x 3.20)



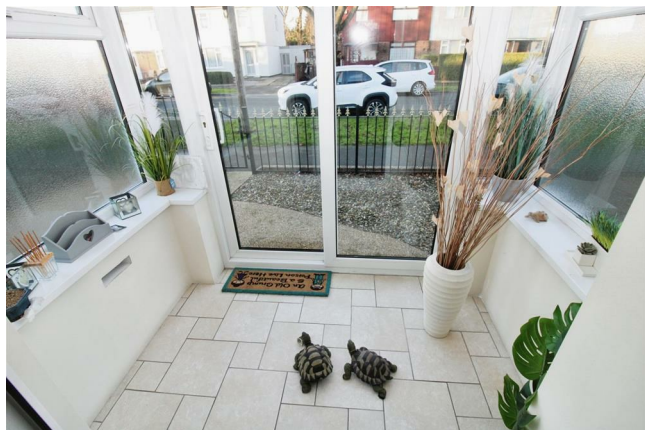
A bow window to the front aspect, feature fire place with solid fuel burner, attractive glass balustrade to staircase and a radiator.

Dining Kitchen 18'0" x 10'5" (5.50 x 3.20)



A lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with telescopic mixer tap and a matching island breakfast bar with under cupboard storage. There is a window on the rear aspect and also French doors giving access to the rear garden, a radiator and integrated appliances include an electric oven, four ring gas hob, a stainless steel over head extractor canopy and fridge/ freezer.

Rear Entrance Porch

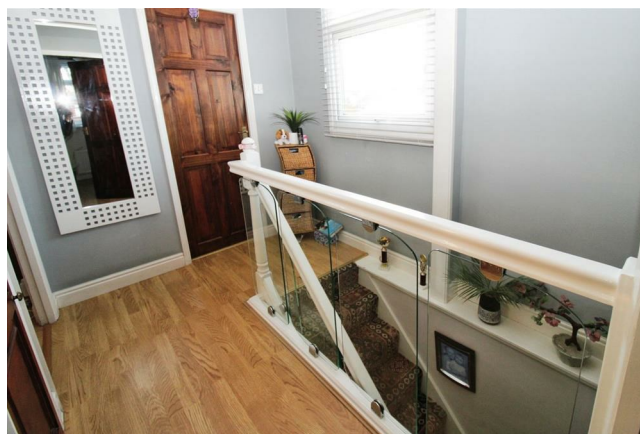


Giving access to :

Cloak Room

Having a low level wc with half tiled walls

Landing



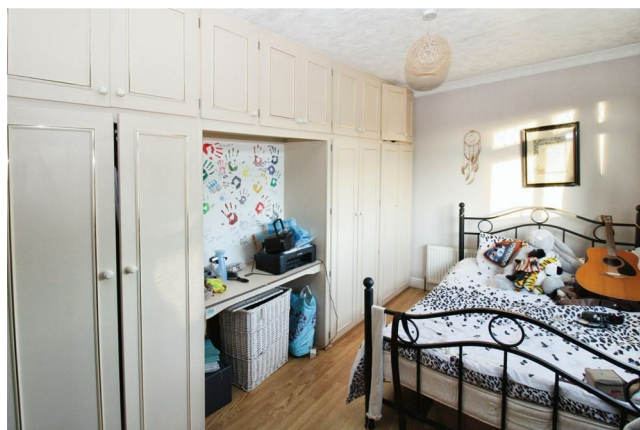
With laminate flooring and giving access to:

Bedroom One 12'3" x 10'11" (3.75 x 3.35)



Window to the front aspect, fitted wardrobes, over head cupboards laminate flooring and a radiator.

Bedroom Two 14'11" x 9'2" (4.55 x 2.80)



Window to the rear aspect, fitted wardrobes, over head cupboards, laminate flooring and a radiator

Bedroom Three 9'2" x 8'0" (2.80 x 2.45)



Window to the front and side aspects, a built in storage cupboard and a radiator.

Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. The walls are tiled, there is a radiator and a plumbed shower unit over the bath.

Gardens



To the front of the property is a garden laid to decorative aggregates with wrought iron fencing to the front perimeter and to the rear a garden of generous proportion with a raised decking seating area, laid to lawn with stocked borders and a garden storage shed with electricity supplied. There are also two further brick built storage sheds.

Car Parking

To the side of the property is a private driveway, accessible via decorative gates and is resin laid.

Tenure

This property is Freehold

Council Tax
Hull City Council - band A

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.

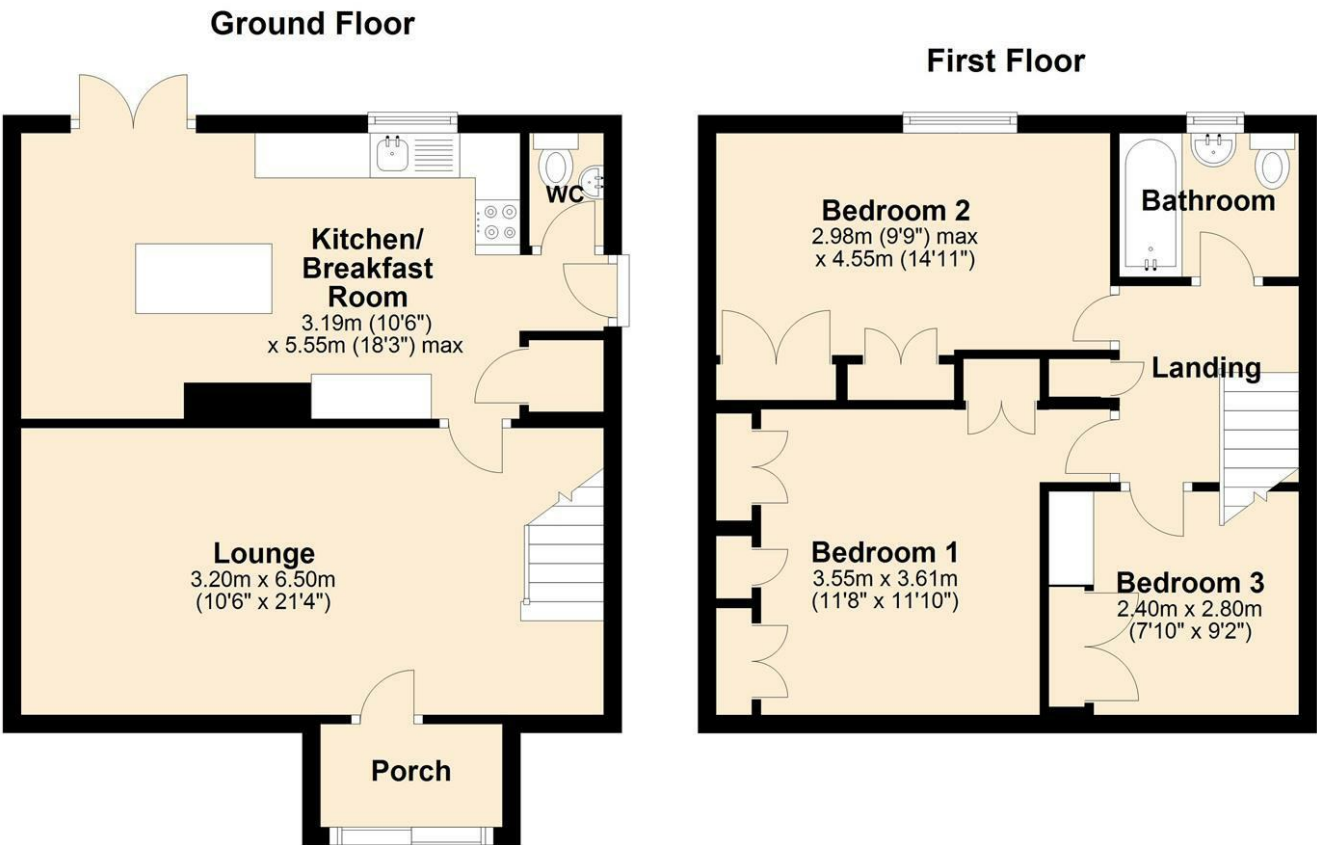
Material Information:

Construction - Non Standard Construction (Spooner)
Conservation Area - No
Flood Risk - Medium
Mobile Coverage/Signal - EE, Vodafone, Three and O2
Broadband - Basic 17 Mbps, Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

Whitakers Estate Agent Declaration:

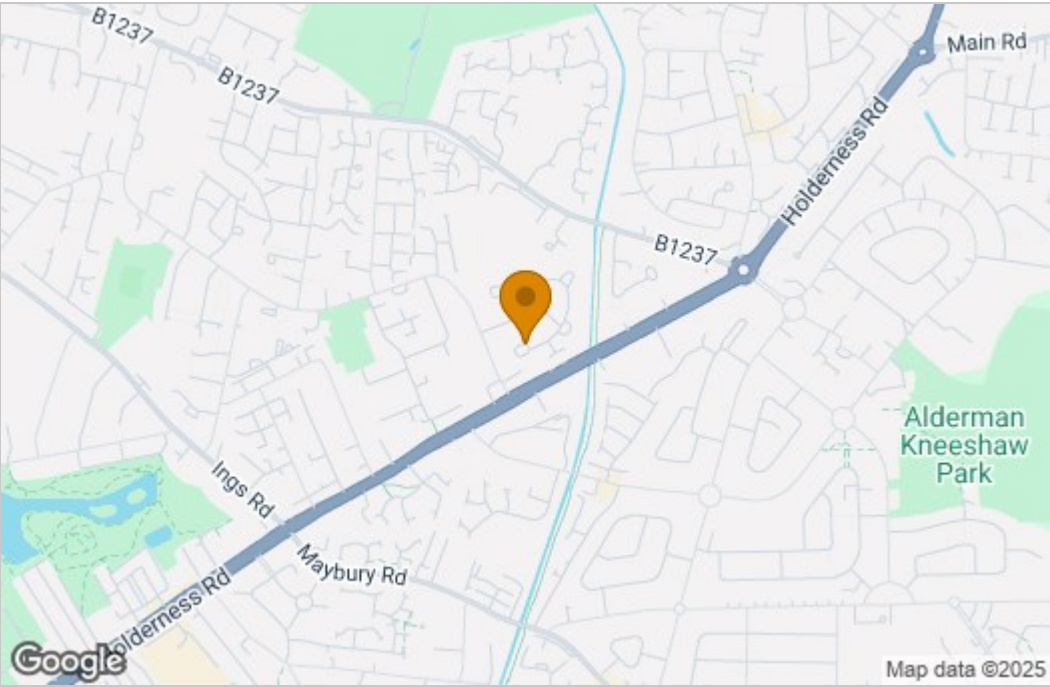
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Floor Plan

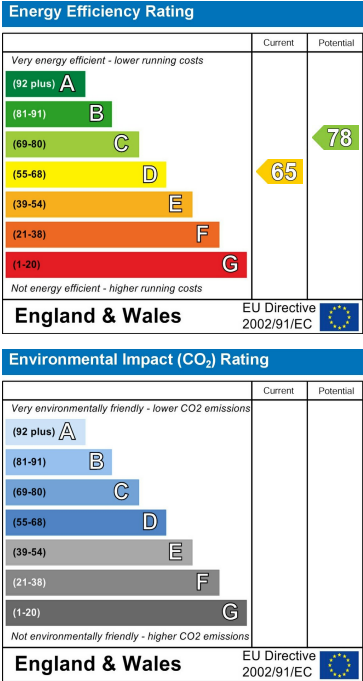


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.