

Whitakers

Estate Agents



30 Danby Close, HULL, HU8 9LQ

Asking Price £159,995

Whitakers are pleased to bring this extremely well presented modern semi-detached family home to the market, being sold with NO ONWARD CHAIN!

Situated just off ever popular Howdale Road, close to Sutton Village and the range of shops and amenities together with excellent transport links around the City, the property sits on a quiet cul-de-sac and would be ideal for first time buyers and small families alike.

Presented in "move in" condition, the property briefly comprises; entrance porch, lounge and modern dining kitchen to the ground floor whilst there are 3 bedrooms and a bathroom to the first floor.

Also benefitting from front and rear gardens, side driveway providing ample off road parking together with gas central heating and UPVC double glazing, internal viewing is highly recommended!

The accommodation comprises

Entrance Porch

UPVC door into entrance porch with laminate flooring and internal door into....

Lounge 13'9 x 14'5 max (4.19m x 4.39m max)



Spacious lounge with UPVC window to front aspect, laminate flooring, feature fireplace with inset gas fire (not connected), central heating radiator and stairs to first floor.

Dining Kitchen 10'6 x 14'5 (3.20m x 4.39m)



With a range of contemporary fitted white wall and base units, 4 burner gas hob with electric oven below and extractor fan over. 1 1/4 bowl stainless steel sink with mixer taps over, plumbing for automatic washing machine, space for free standing fridge freezer, laminate flooring, central heating radiator, ample space for family dining table and door to under stair cupboard. UPVC window to rear and French doors opening onto rear garden.

First Floor Landing



Stairs from lounge to first floor landing with carpeted flooring and UPVC window to side aspect.

Bedroom One 13'7 x 8'4 (4.14m x 2.54m)



UPVC window to front aspect, central heating radiator, built in cupboard, and carpeted flooring.

Bedroom Two 9'2 x 8'2 (2.79m x 2.49m)



UPVC window to rear aspect, central heating radiator, built in cupboard, and carpeted flooring.

Bedroom Three 10'5 x 6' (3.18m x 1.83m)



UPVC window to front aspect, central heating radiator, built in cupboard, and carpeted flooring.

Bathroom



Bath with shower over and fitted shower screen, low flush wc, pedestal hand wash basin, tiled walls, vinyl flooring and UPVC window to rear aspect.

Outside



To the front of the property is a lawned garden and side driveway providing ample off street parking whilst to the rear is a private enclosed garden laid mainly to lawn with patio area, storage shed and fencing to perimeters.

Tenure

We understand the property to be freehold however enquiries should be made of Vendors solicitors.

Council Tax

Council Tax band B

Kingston upon Hull City Council

EPC

EPC rating C

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 - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage/Signal - EE Vodafone Three O2

Broadband - Basic 5 Mbps

Coastal Erosion - No

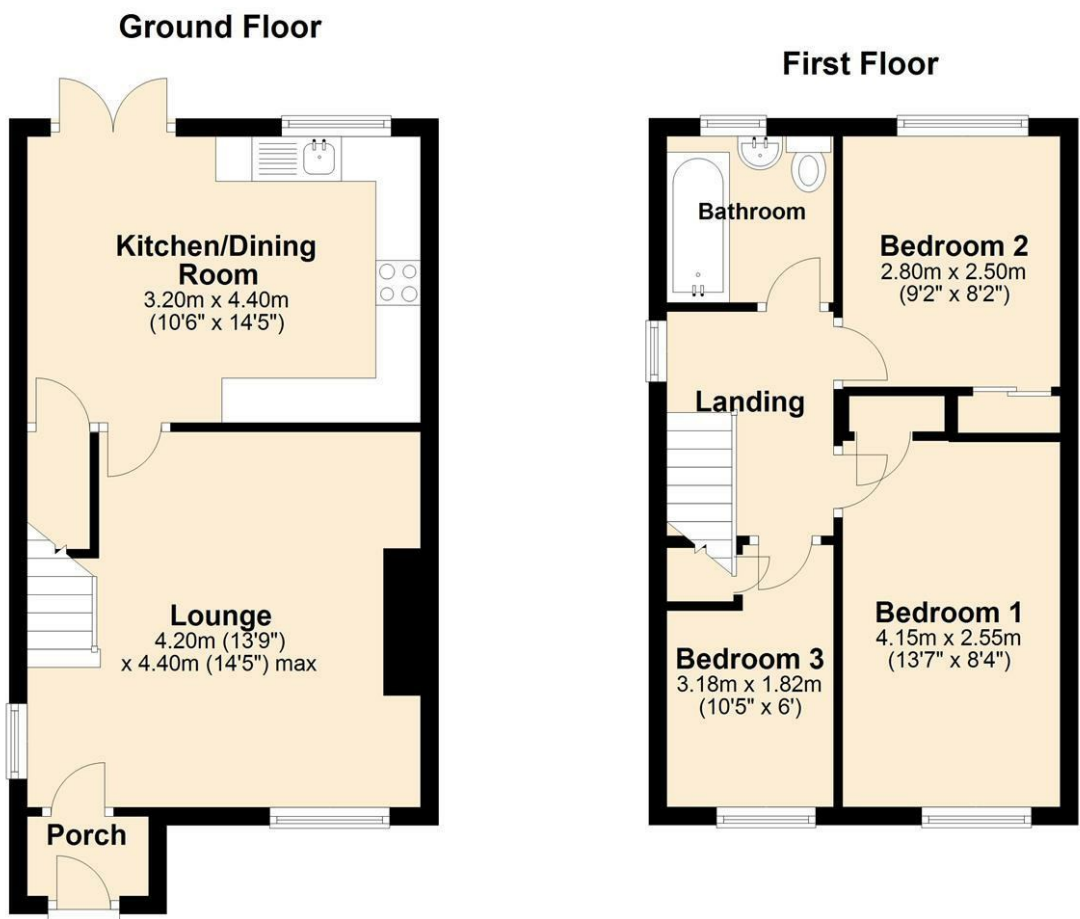
Coalfield or Mining Area - No

Planning - There have been planning applications in the immediate area but non directly relating to this property

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

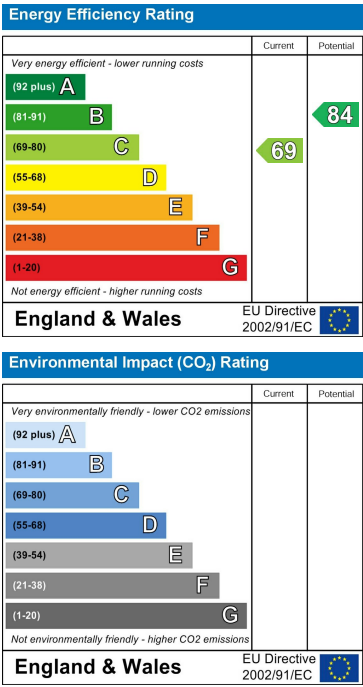


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.