



**76 Stromness Way, Hull, HU8 9JQ**

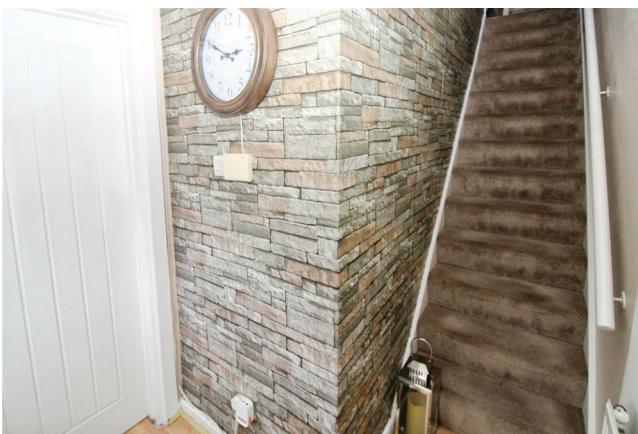
**£154,950**

SITUATED IN THIS MUCH SOUGHT AFTER LOCATION TO THE EAST OF THE CITY, JUST A SHORT STROLL AWAY FROM THE VERY WELL REGARDED SPRING COTTAGE PRIMARY SCHOOL, THIS SPACIOUS END TERRACE HOME IS A MUST VIEW FOR THE GROWING FAMILY UNIT.

THE ACCOMMODATION BRIEFLY AFFORDS ENTRANCE HALL, EXPANSIVE LOUNGE, FITTED KITCHEN WITH APPLIANCES, A GROUND FLOOR SHOWER ROOM, THREE FIRST FLOOR BEDROOMS AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

WITH ATTRACTIVE GARDENS OF EXCELLENT PROPORTION AND OFF STREET CAR PARKING AMENITIES TO THE FRONT, THE PROPERTY IS PRESENTED IN "MOVE INTO" CONDITION THROUGHOUT AND FURTHER ENQUIRIES IN ORDER TO VIEW ARE URGED IN ORDER TO AVOID DISAPPOINTMENT.

## Entrance Hall



Attractive laminate flooring, a radiator and staircase off.

Lounge 17'4" x 12'11" (5.30 x 3.95)



A bow window to the front aspect, laminate flooring continues, useful under stairs storage cupboard , a feature fire place and a radiator.

Fitted Kitchen 12'3" x 9'1" (3.75 x 2.77)



A good range of fitted floor and wall units with contrasting preparation surfaces with matching splash backs having an inset stainless steel one and a half bowl sink unit with telescopic mixer tap. Window to the rear aspect, plumbing for an automatic washing machine, a radiator and integrated appliances include an electric oven and grill and a a four ring gas hob.

## Ground Floor Shower Room



A plumbed shower unit within a double independent enclosure, wash hand basin with a pedestal and a low level wc unit. Tiled floor and majority tiled walls and there is a radiator.

Bedroom One 13'7" x 10'5" (4.15 x 3.20)



Window to the front aspect, a radiator and fitted wardrobes.

Bedroom Two 13'9" x 9'0" (4.20 x 2.75)



Window to the rear aspect, laminate flooring and a radiator.

Bedroom Three 9'10" x 7'10" (3.00 x 2.41)



Window to the rear aspect, laminate flooring, 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 unit. Tiled walls, a radiator and a shower attachment to the bath.

## Outside



To the front of the property there is a garden of good proportion laid to lawn and off street car parking amenities via a dropped kerbside to decorative aggregates. To the rear is an attractive garden laid to lawn and decorative aggregates , a decking seating area and a garden shed.

## 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.

## Whitakers Estate Agent Declaration:

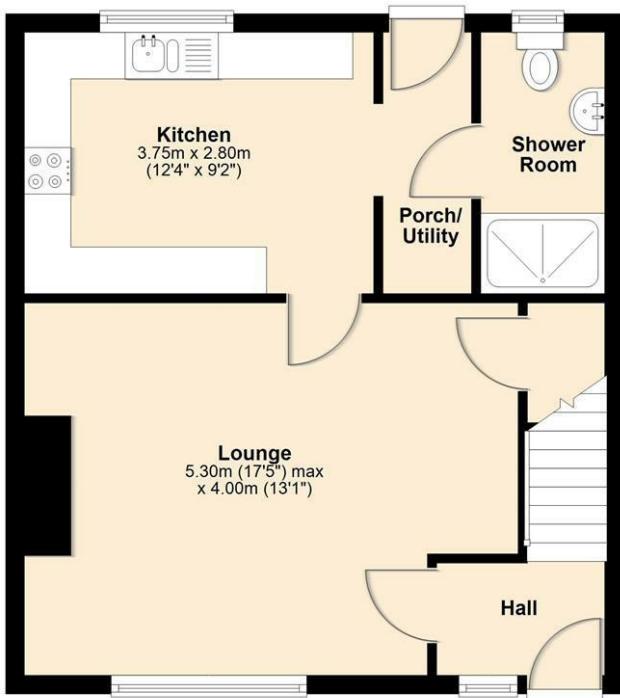
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

## Material Information:

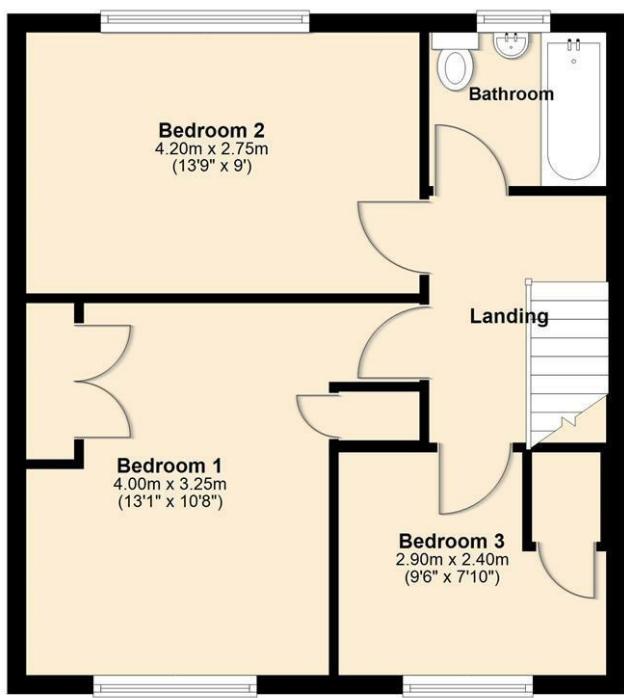
Construction - Brick under a tiled roof  
Conservation Area - No  
Flood Risk -Very low  
Mobile Coverage/Signal -Yes  
Broadband - Yes  
Coastal Erosion - No  
Coalfield or Mining Area -No  
Planning -No

## Floor Plan

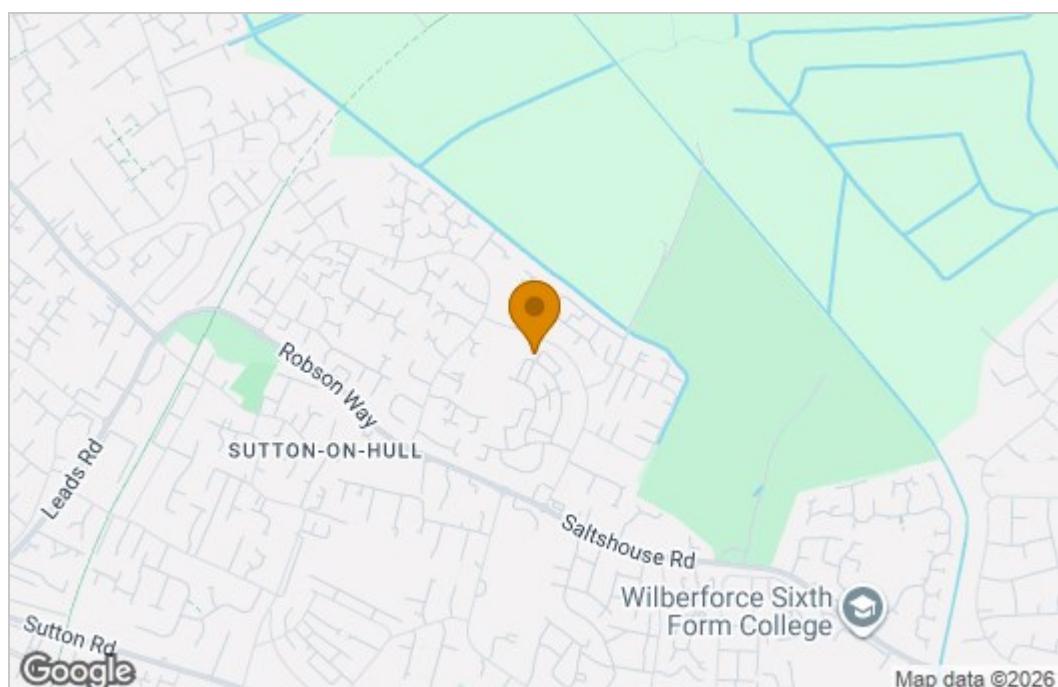
### Ground Floor



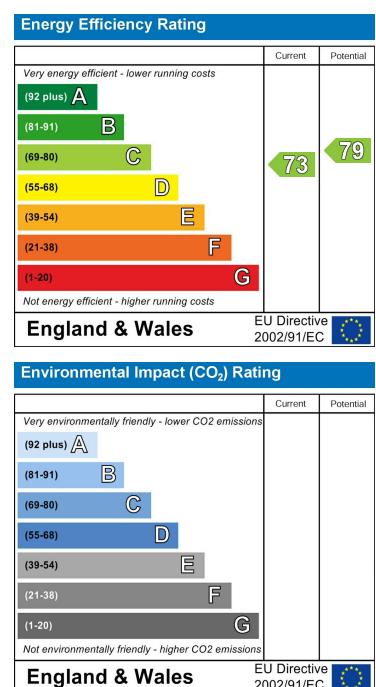
### First Floor



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.