

Whitakers

Estate Agents



8 Glebe Road

Stoneferry Road, Hull, HU7 0DX

Guide price £135,000



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The accommodation comprises:

Entrance porch

5'2 x 1'8 (1.57m x 0.51m)

The front entrance door opens to welcome you in to view the tastefully styled accommodation on offer with solid Oak flooring and door into the hallway.

Entrance hall

Solid Oak flooring and door opening to the lounge. Stairs take you up to the first floor.

Lounge

11'4 x 11'9 (3.45m x 3.58m)

The comfortable lounge has a feature fireplace and walk in bay window to the front aspect, a lovely light and airy room to relax and unwind. solid Oak flooring., open to the dining kitchen.

Dining Kitchen

15'2 x 8'6 (4.62m x 2.59m)

The recently fitted dining kitchen has an array of shaker style units to base and walls with sparkling granite work surface. Integrated "Bosch" appliances include: fridge/ freezer and washing machine, electric oven, microwave convection oven, induction hob and stainless steel extractor hood. Open to the dining area with central island, granite worktop and wine cooler. French doors open out to the rear garden, creating a lovely space for entertaining family & friends.

Kitchen Feature

Stairs to the 1st floor landing

With loft access

Bedroom One

15'2" x 9'9 (4.62m x 2.97m)

A light and airy double bedroom with a range of fitted wardrobes. Double glazed window and radiator.

Bedroom Two

10'3 x 7' 7 (3.12m x 2.13m 2.13m)

A double bedroom with fitted wardrobes and useful storage cupboard.

Wet/Shower Room

5'8 x 5'6 (1.73m x 1.68m)

The wet room has tiling to walls and resin flooring. Overhead shower, vanity wash basin and low level W.C. Chrome towel heater and obscure double glazed window .

Gardens

There are easily maintained gardens to front and rear with the rear garden having composite decking and attractive paved areas, perfect for gatherings and BBQ on those sunny days.

There is a detached garage with up/over door and power/lighting, access off the garage to the brick storage sheds, the garden has brick walling to boundaries.

Tenure

Tenure is Freehold

EPC rating

EPC rating C

Council Tax Band

Hull City Council tax band A

Tel: 01482 877177

Material Information:

Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Low
Mobile Coverage/Signal - EE & O2
Broadband - Basic 9Mbps Ultrafast 10000
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

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

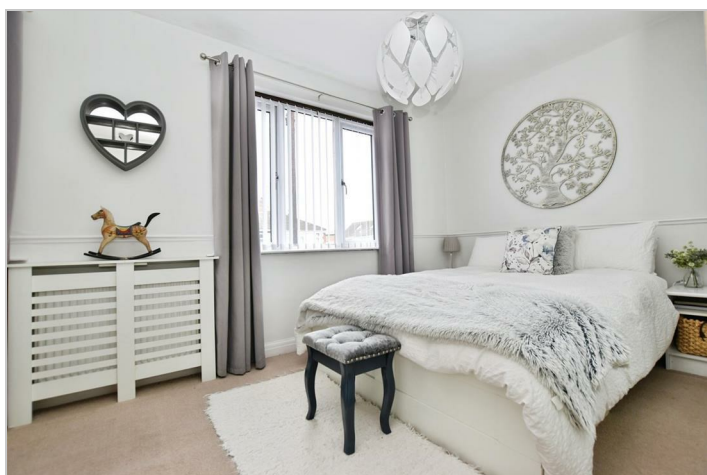
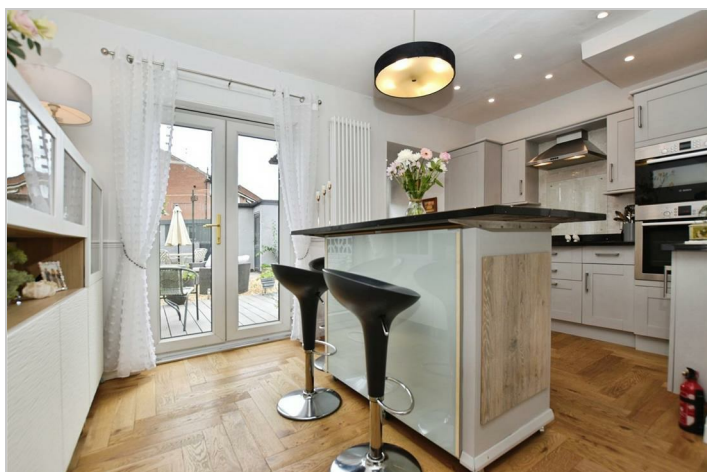
otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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.



Road Map



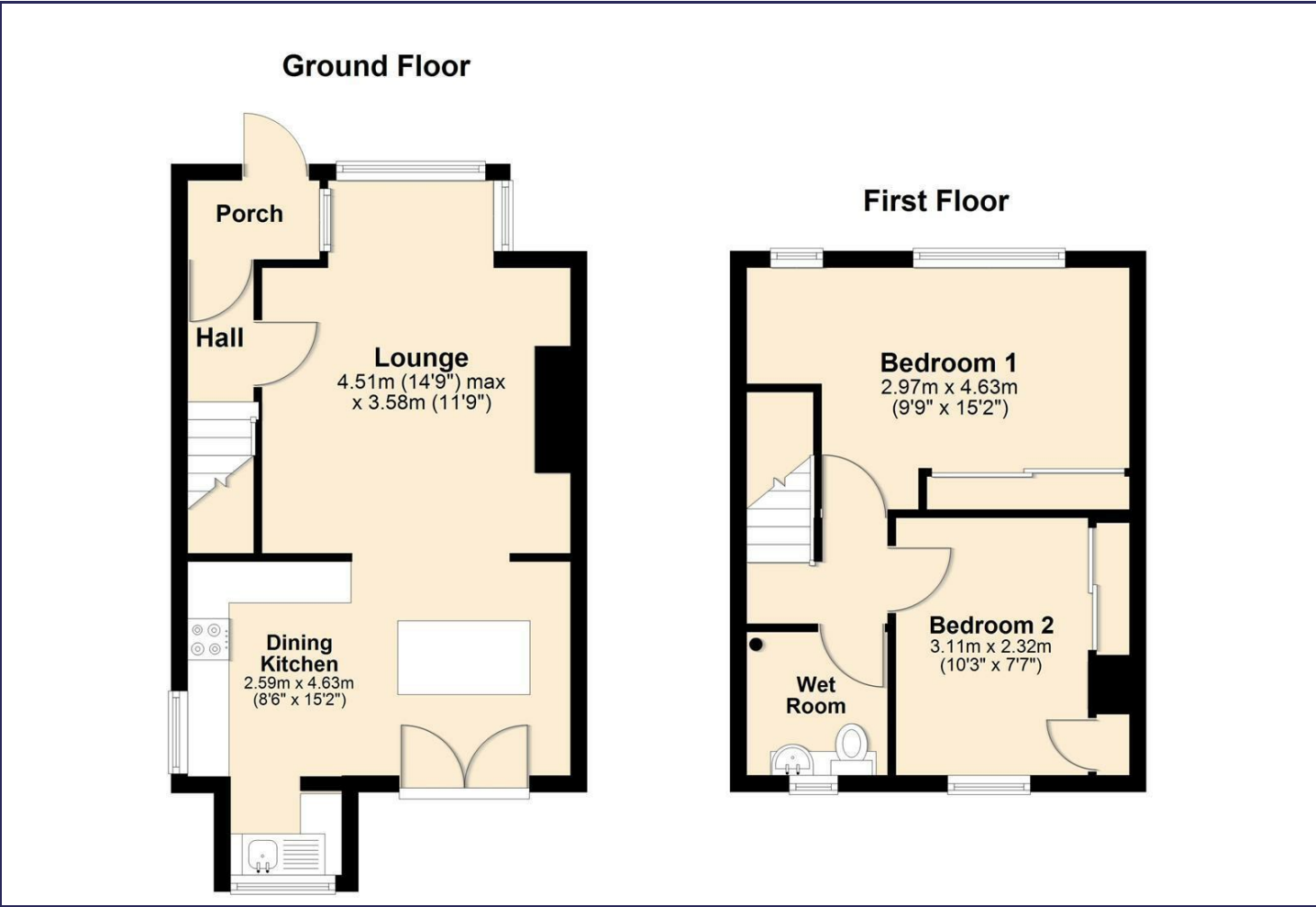
Hybrid Map



Terrain Map



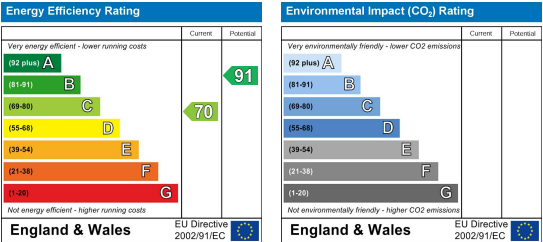
Floor Plan



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



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.