

Whitakers

Estate Agents



40 Stornaway Square, Hull, HU8 9LJ

Asking Price £145,000

We are delighted to offer this lovely three bedroom mid terraced property to the market.

Located in this ever popular area, close to local amenities and within walking distance of the highly regarded Spring Cottage Primary School, the property is bound to appeal to first time buyers, families and investors alike.

Having been tastefully improved by the current owner, the property briefly comprises, spacious entrance hallway, lounge, dining kitchen, rear lobby with utility area and outside wc to the ground floor whilst to the first floor there are three generously sized bedrooms and family bathroom.

Externally, the front of the property is block paved to provide ample off road parking whilst to the rear is a spacious low maintenance enclosed rear garden.

Also benefitting from Gas central heating and UPVC double glazing, the property is sure to prove popular hence early viewing is recommended!

The Accommodation Comprises

Entrance Hallway



Extended entrance hallway with uPVC entrance door and window, laminate flooring, central heating radiator and stairs to first floor.

Lounge 14'6 x 12'4 (4.42m x 3.76m)



The lounge features a uPVC window to the front aspect, laminate flooring, feature fireplace, central heating radiator and under stair cupboard.

Breakfast Kitchen 12'10 x 10'7 (3.91m x 3.23m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. 4 ring gas hob with fan oven below and extractor over and 1 1/2 bowl stainless steel sink drainer. Vinyl flooring, space for family dining table, uPVC window to rear aspect and door into.....

Rear Lobby

Rear lobby with vinyl flooring, uPVC door to rear garden and utility cupboard with plumbing for automatic washing machine.

Outside WC

The handy wc is perfect for use whilst outdoor entertaining and is accessed via a external door from the garden and features a low flush wc and hand wash basin

First Floor Landing

Stairs from entrance hallway to first floor landing with carpeted flooring and two storage cupboards.

Bedroom One 11'9 x 15'9 (3.58m x 4.80m)



With uPVC window to front aspect, carpeted flooring, central heating radiator and built in wardrobe.

Bedroom Two 10'7 x 12'6 (3.23m x 3.81m)



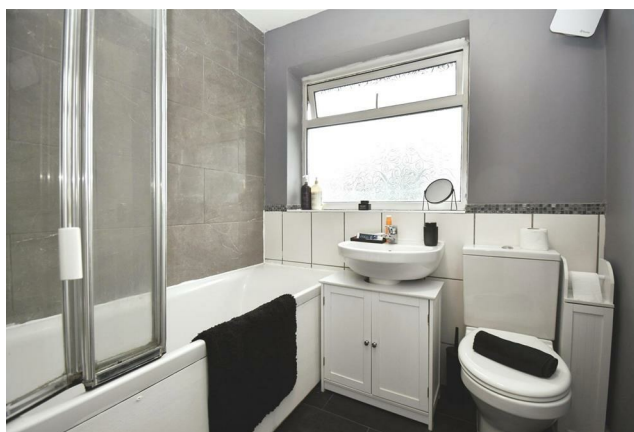
With uPVC window to rear aspect, carpeted flooring, central heating radiator and built in wardrobe.

Bedroom Three 10'7 x 6'10 (3.23m x 2.08m)



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

Bathroom 6'6 x 5'6 (1.98m x 1.68m)



Bath with mains shower over and fitted screen, low flush wc and vanity hand wash basin. Part tiled walls, vinyl flooring and uPVC window to rear aspect.

Outside



The front of the property is block paved to provide ample off road parking whilst side passageway leads to the rear where there is gate access to the lovely spacious rear garden, perfect for entertaining with pave patio, gravelled beds and timber perimeter fencing.

Tenure

The property is Freehold

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC

Awaited

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

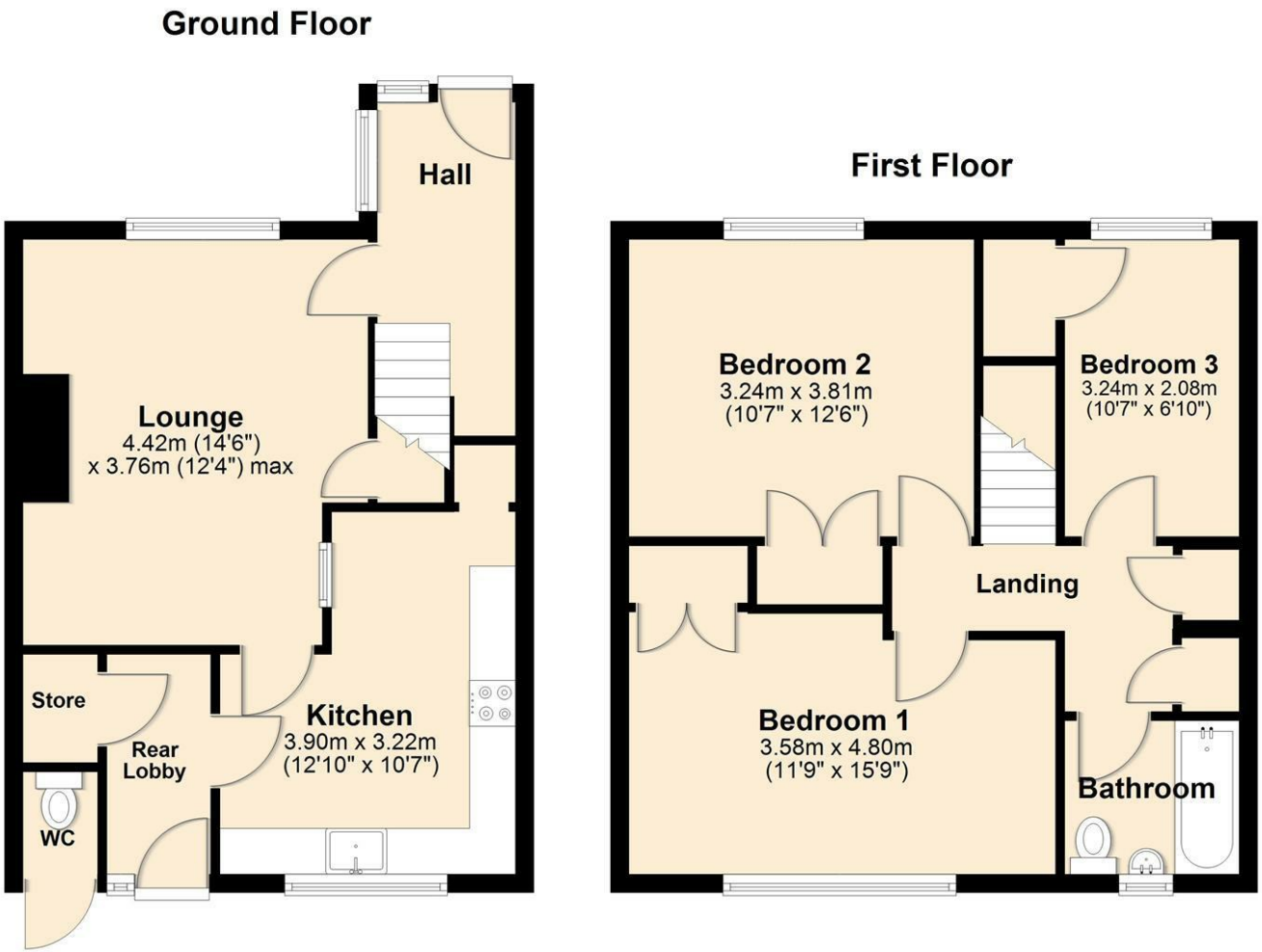
Coalfield or Mining Area - No

Planning - No

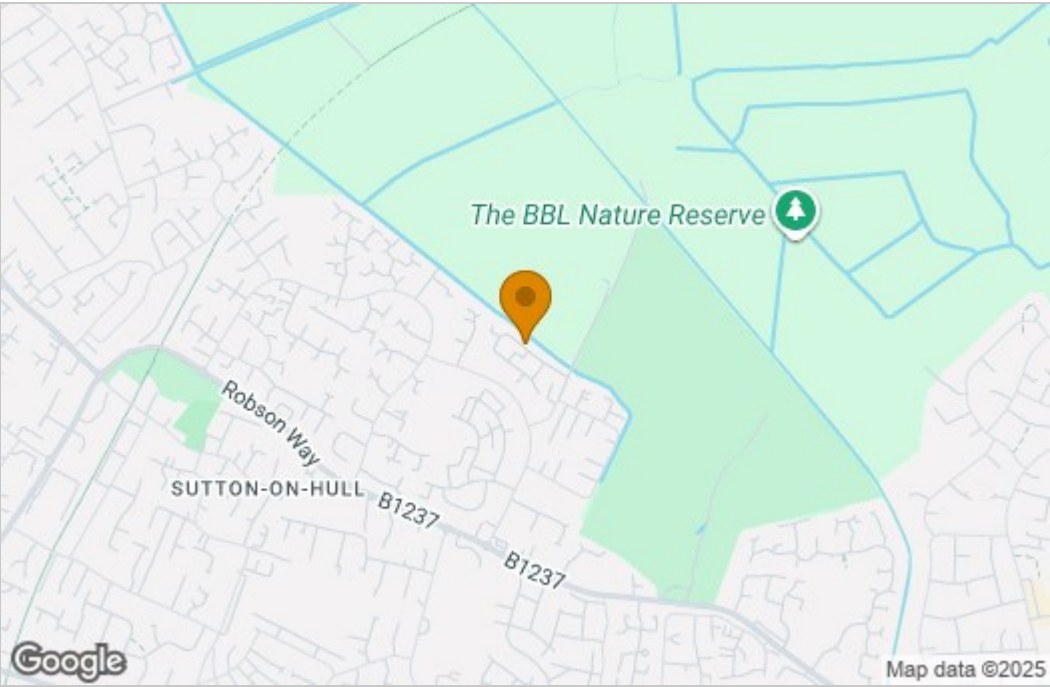
Whitakers Estate Agent Declaration:

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.

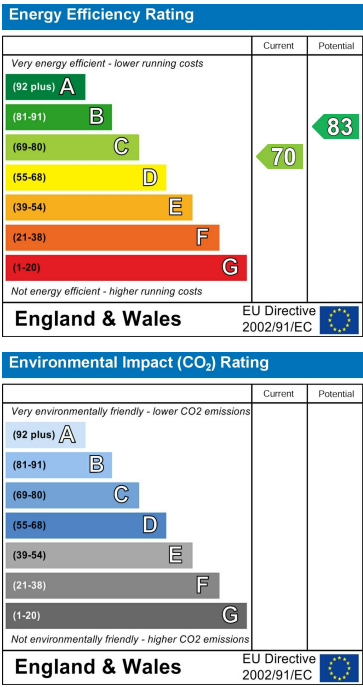
Floor Plan



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.