

# Whitakers

Estate Agents



## 43 Waudby Way, Hull, HU9 4DG

**£174,950**

SITUATED ON THIS POPULAR DEVELOPMENT TO THE EAST OF THE CITY, THIS MODERN SEMI DETACHED PROPERTY ENJOYS PLENTY OF SPACE AND REPRESENTS A FABULOUS OPPORTUNITY FOR THE GROWING FAMILY UNIT.

THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE, FITTED DINING KITCHEN WITH INTEGRATED APPLIANCES, GROUND FLOOR CLOAK ROOM, THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION WITH THE MASTER BOASTING EN SUITE AMENITIES AND A FAMILY BATHROOM. HAVING THE EXPECTED GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY IS SET WITHIN A GENEROUS PLOT AND HAS OFF STREET CAR PARKING FACILITIES VIA A SIDE DRIVEWAY. WELL PRESENTED THROUGHOUT AND IN "MOVE INTO" CONDITION, APPOINTMENTS TO VIEW ARE ENCOURGAED.

### Entrance Hall

With staircase off and a radiator.

### Fitted Dining Kitchen



A lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with monobloc tap. Window to the front aspect, a radiator, useful under stairs storage cupboard and integrated appliances include an electric oven, four ring gas hob, a stainless steel over head extractor canopy with matching splash back, fridge/freezer, dishwasher and an automatic washing machine,.

### Cloak Room



Ideal for the children and guests, there is a low level wc unit, a wash hand basin and a radiator.

### Lounge

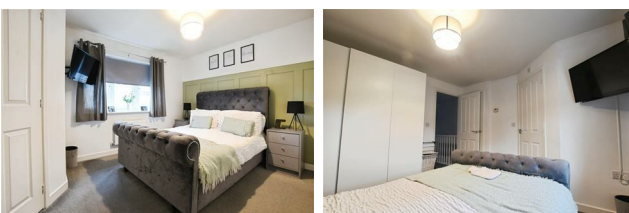


With French Doors allowing lots of natural light and access to the rear garden and there is a radiator.

### First Floor Landing

With a radiator and access to:

### Bedroom One



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

### En Suite



A plumbed shower unit within an independent enclosure, wash hand basin with a pedestal, a low level wc unit and a radiator.

### Bedroom Two



Window to the rear aspect and a radiator.

### Bedroom Three



Window to the rear aspect and a radiator.

## Family Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal, and a low level wc unit. Shower attachment to the bath and a radiator.

## Gardens



The property has a generous plot with a small front garden and an enclosed rear garden which is laid mainly to lawn. There is a paved patio area with pergola and an outside tap.

**Off Street Parking Amenities**  
Via a side driveway.

**EPC Rating**  
EPC Rating B

**Tenure**  
Freehold

**Council Tax**  
Hull City Council Band B

**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 under tiled roof

Conservation Area - No

Flood Risk -Very low

Mobile Coverage/Signal -Yes

Broadband - Yes

Coastal Erosion - No

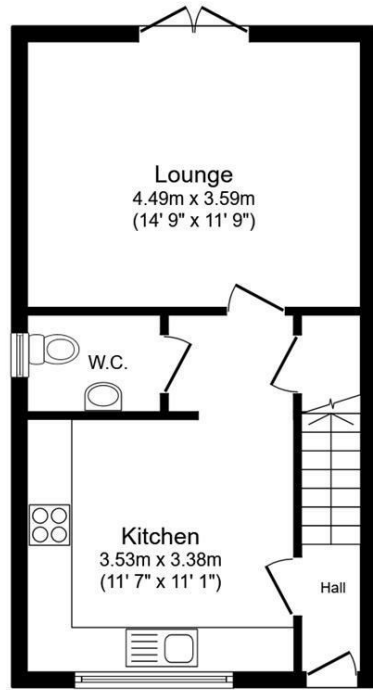
Coalfield or Mining Area -No

Planning -No

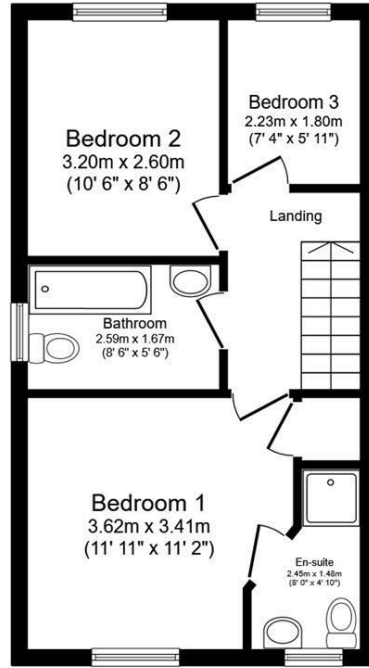
## Whitakers Estate Agent Declaration:

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



**Ground Floor**  
Floor area 38.3 sq.m. (412 sq.ft.)

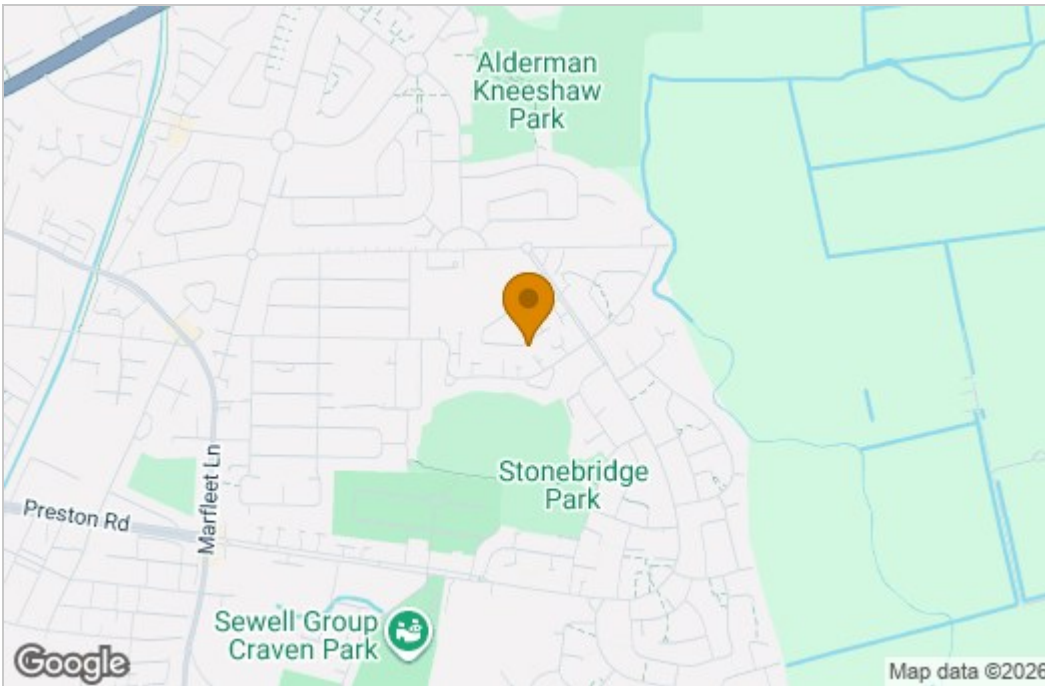


**First Floor**  
Floor area 38.3 sq.m. (412 sq.ft.)

Total floor area: 76.6 sq.m. (824 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# Area Map



# Energy Efficiency Graph

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.