

# Whitakers

Estate Agents



**15 Stromness Way, Hull, HU8 9JG**

**£144,950**

SITUATED WITHIN A STROLL TO THE GATES OF THE VERY WELL REGARDED SPRING COTTAGE PRIMARY SCHOOL, THIS MODERN STYLE MID TERRACE HOUSE WILL INTEREST THE PURCHASER WITH THE GROWING FAMILY.

THE ACCOMMODATION COMPRISES ENTRANCE HALL, LOUNGE AND DINING AREA, FITTED KITCHEN, THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

SET WITHIN A PLEASANT REAR GARDEN AND OFF STREET PARKING FOR TWO VEHICLES TO THE FRONT, EARLY APPOINTMENTS IN ORDER TO VIEW ARE ADVISED.

## Entrance Hall

With staircase off and giving access to:

### Lounge



Window to the front aspect, laminate flooring, feature fire surround with marble effect back and hearth incorporating an inset coal effect gas fire and there is a radiator

### Dining Area

Laminate flooring continues.

### Fitted Kitchen



A range of fitted floor and wall units with contrasting preparation surfaces having matching splash backs and an inset stainless steel sink unit with mixer tap. Window to the rear aspect, laminate flooring, plumbing for an automatic washing machine and a dishwasher and a radiator. Integrated appliances include an electric oven and hob, a microwave oven and French Doors give access to the rear garden.

### First Floor Landing

A built in storage cupboard and access to:

### Bedroom One



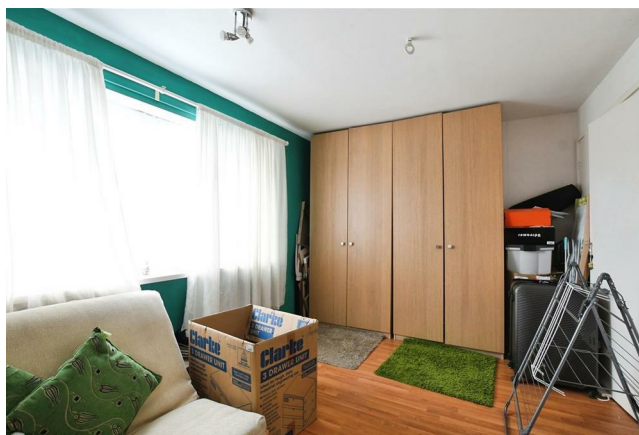
Window to the front aspect, built in wardrobe and a radiator.

### Bedroom Two



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

### Bedroom Three



Window to the front aspect and a radiator

### Bathroom



A white suite to comprise panelled bath, wash hand basin within a vanity unit and a monobloc tap and a low level wc Partially tiled walls and a radiator.

## Garden



To the rear of the property is an enclosed garden laid to artificial lawn and a decking seating area.

## Car Parking



To the front of the property there is a dropped kerb allowing off street parking for two vehicles.

## Council Tax

Hull City Council tax band A

## EPC

Rating C

## Tenure

Freehold

## 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 a tiled roof

Conservation Area - No

Flood Risk -Very low

Mobile Coverage/Signal -Yes

Broadband - Basic 10 Mbps Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

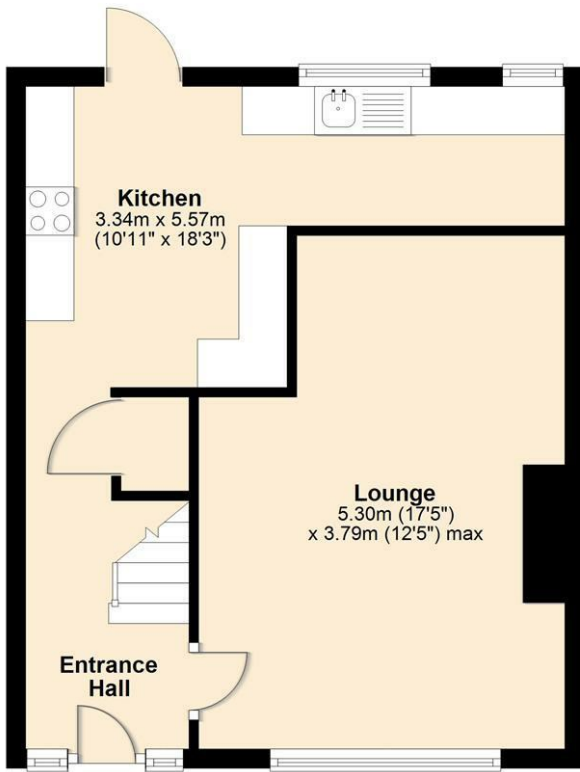
Planning -No

## Whitakers Estate Agent Declaration:

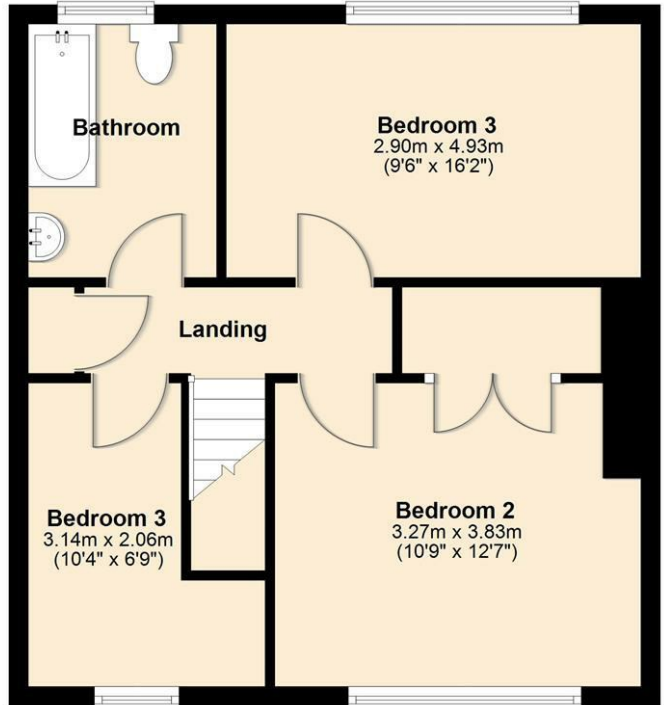
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# Floor Plan

## Ground Floor



## First Floor



Total area: approx. 85.2 sq. metres (917.4 sq. feet)

## 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	

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