

Whitakers

Estate Agents



158 Chamberlain Road, Hull, HU8 8HN

Asking Price £164,950

SIMPLY REQUIRING INTERNAL INSPECTION IN ORDER TO APPRECIATE, THIS TRADITIONAL STYLE MID TERRACE HOUSE IS PRESENTED IN "MOVE INTO" CONDITION AND HAS THE BENEFIT OF A DOUBLE STOREY EXTENSION TO PROVIDE THREE DOUBLE BEDROOMS WHICH ALL HAVE FITTED FURNITURE.

IDEALLY SUITED TO THE GROWING FAMILY UNIT, THE ACCOMMODATION BRIEFLY COMPRISES STORM PORCH, RECEPTION HALL, LOUNGE WITH SOLID FUEL BURNER, DINING/SITTING AREA, BEAUTIFULLY FITTED KITCHEN WITH APPLIANCES, FIRST FLOOR BEDROOMS AND A BATHROOM AND HAS GAS CENTRAL HEATING TO CONTEMPORARY RADIATORS THROUGHOUT AND DOUBLE GLAZING.

SET WITHIN GARDENS WITH LOW MAINTENANCE IN MIND, THE PROPERTY ALSO BOASTS A BRICK BUILT GARAGE OF EXCELLENT PROPORTION WHICH IS ACCESSIBLE VIA A "TWENTY FOOT" AND HAS SECURITY GATES TO THE VEHICULAR AND PERSONNEL DOORS.

VIEWINGS ARE ENCOURAGED AND INTERNAL INSPECTION WILL NOT DISAPPOINT

Storm Porch
Giving access to:

Reception Hall



Staircase off, attractive laminate flooring, a radiator and useful under stairs storage cupboard.

Lounge 10'11" x 9'11" max (3.34 x 3.03 max)



A square bay window to the front aspect, laminate flooring continues, a radiator, cornice to the ceiling surround and a feature fire place incorporating an inset solid fuel burner. Opens to :

Sitting/ Dining Area 9'4" x 12'11" (2.85 x 3.95)



Again, laminate flooring continues, , a radiator, cornice to the ceiling surround and a spacious built in storage cupboard.

Fitted Kitchen 9'7" x 13'11" (2.94 x 4.25)



With an extensive range of fitted floor and wall units having sympathetic built in lighting and

contrasting preparation surfaces with an inset ceramic sink unit and telescopic mixer tap. Matching splash backs, spotlights to the ceiling, a radiator, window to the rear aspect, plumbing for an automatic washing machine and integrated appliances include a fridge/freezer and an over head extractor canopy.

First Floor Landing



With laminate flooring and having loft access via a fold down ladder to a boarded loft area and electricity supplied.

Bedroom One 11'2" x 9'2" (3.41 x 2.81)



A square bay window to the front aspect, radiator, laminate flooring and there are fitted wardrobes with sympathetic lighting, over head cupboards, bedside cabinets, and a dressing table unit with drawers.

Bedroom Two 19'1" x 9'4" (5.82 x 2.85)



Window to the rear aspect, laminate flooring, fitted wardrobes and two radiators

Bedroom Three 15'6" x 7'4" (4.74 x 2.25)



Window to the rear aspect, laminate flooring, fitted wardrobes and two radiators.

Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc unit. Tiled walls and floor, a tall chrome heated towel rail, shaver socket and there is a plumbed shower unit over the bath with a glazed shower screen to the bath side.

Gardens



To the front of the property is an enclosed garden laid mainly to decorative aggregates and to the rear again an enclosed garden, laid to artificial lawn with a block paved patio area and there is an outside tap.

Brick Built Garage



Accessible via a "Twenty Foot" at the rear of the property, having an apex roof ideal for storage, light and power supply and security gates to the vehicular and personnel doors. The garage is also separately alarmed from the main building.

Council Tax
Hull City Council - band A

Tenure
This property is 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.

Whitakers Estate Agent Declaration:

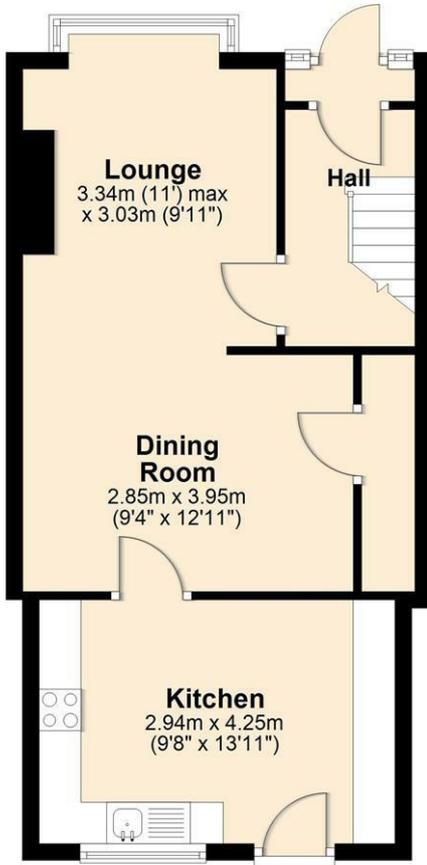
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Material Information:

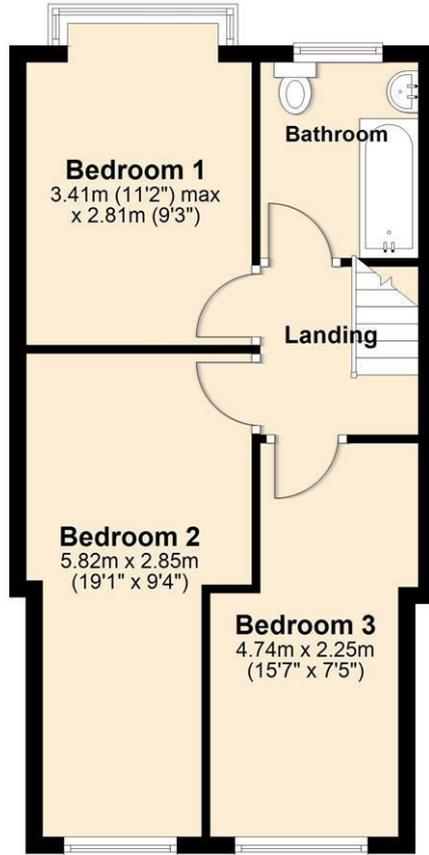
Construction - Brick under a tiled roof
Conservation Area - No
Flood Risk -Very low
Mobile Coverage/Signal - EE, Vodafone, Three and O2
Broadband - Basic 15 Mbps Ultrafast 10000 Mbps
Coastal Erosion -No
Coalfield or Mining Area -No
Planning -

Floor Plan

Ground Floor



First Floor

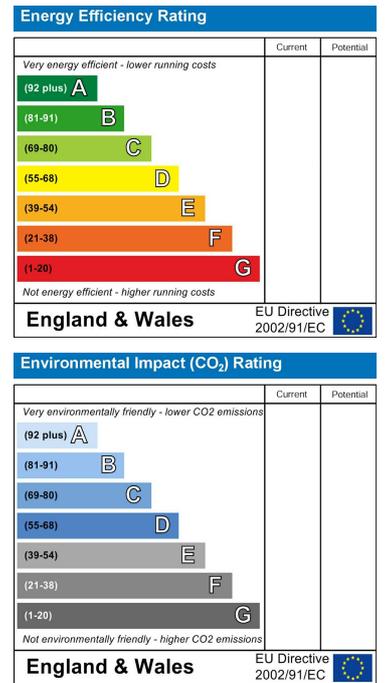


Total area: approx. 86.0 sq. metres (925.3 sq. feet)

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