

# Whitakers

Estate Agents



40 Holm Garth Drive

, Hull, HU8 9DU

Price Guide £93,000





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, Hull, HU8 9DU

## Price Guide £93,000



### Description

This deceptively spacious two bed semi detached property would benefit from some cosmetic TLC, however priced to reflect the work needed and saves paying a premium for someone else's work and tastes.

The main features to the ground floor include; useful front porch, entrance, through lounge / diner, fitted kitchen and the outbuildings which include W.C and brick built shed. The first floor boasts two double bedrooms (master with built in storage) together with the family bathroom suite and Separate W.C.

Externally to the front the garden is low maintenance in design with pathway leading to the porch, the rear garden is enclosed to the boundary and mainly laid to lawn.

This property would be ideal for a young family or should also suit downsizers looking to stay in this ever popular location.

Early viewings advised to fully appreciate the accommodation on offer.

### Porch

With double glazed patio doors, tiled walls and two UPVC double glazed windows.

### Hall

Central heating radiator and storage cupboard

### Lounge / Dining Room

21'1 x 11'5 (6.43m x 3.48m)

UPVC double glazed window to the front aspect and a central heating radiator. Gas fire with marble inset and hearth and a wooden surround.

### Kitchen

8'5 x 8'0 (2.57m x 2.44m)

With a range of floor and eye level units with complimentary work surfaces and splash back tiles above. UPVC double glazed window and sink with mixer tap and a wooden glazed door to the out buildings. Walk in pantry.

### Rear Passage

UPVC double glazed door and further wooden door to the garden. Exposed brickwork painted and doors to the W.C and shed.

### W.C

Brick built and a low flush W.C and UPVC double glazed window.

### Brick Shed

UPVC double glazed window and floor and eye level units with work surfaces above. Exposed brickwork painted.

### Landing

Central heating radiator and UPVC double glazed window. Loft hatch

### Bedroom One

15'0 x 9'4 (4.57m x 2.84m)

UPVC double glazed window and central heating radiator. Built in storage cupboard.

### Bedroom Two

11'5 x 10'7 (3.48m x 3.23m)

UPVC double glazed window and central heating radiator. Built in storage cupboard and recently added combi boiler (six months old)

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### Bathroom

7'4 x 5'2 (2.24m x 1.57m)

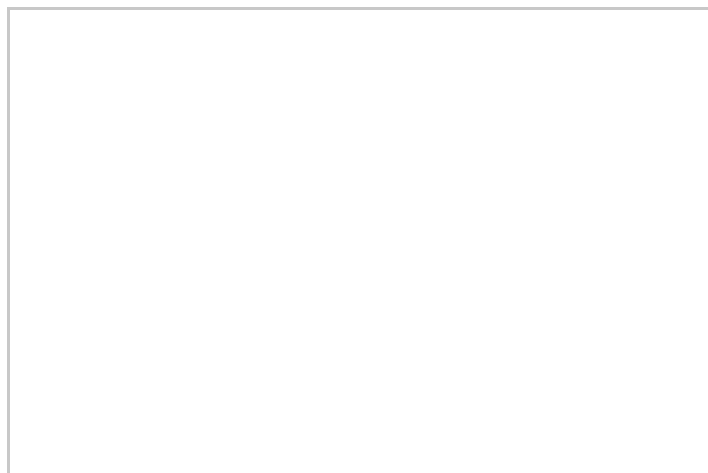
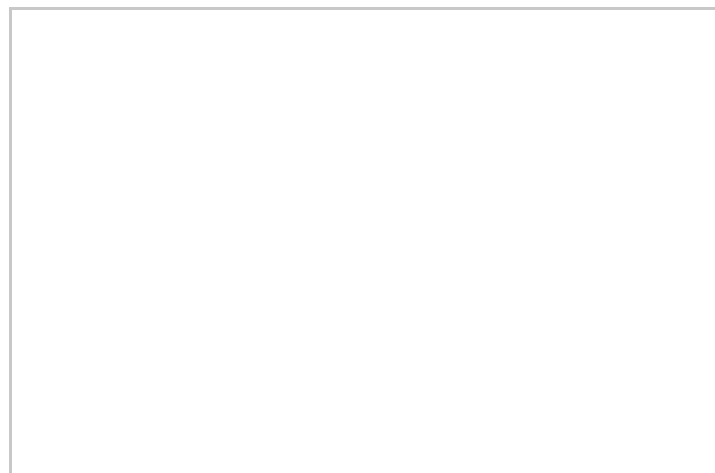
Built in storage cupboard. Paneled bath with a vanity sink and electric shower. UPVC double glazed and central heating radiator.

### W/C

With low flush W.C

### External

Walled front garden which is low maintenance in design. The rear garden is enclosed to the boundary mainly laid to lawn with a greenhouse.



Road Map



Hybrid Map



Terrain Map

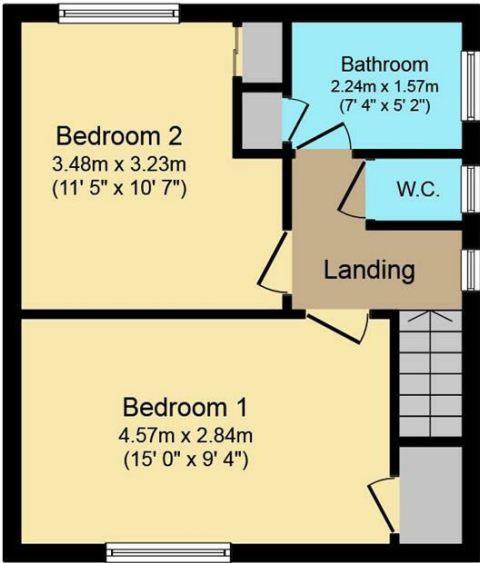


Floor Plan



Ground Floor

Floor area 42.0 sq. m. (452 sq. ft.) approx



First Floor

Floor area 35.0 sq. m. (377 sq. ft.) approx

Total floor area 77.0 sq. m. (829 sq. ft.) approx

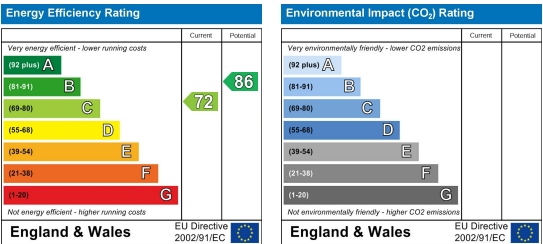
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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



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