

Whitakers

Estate Agents



4 Stannington Drive, Hull, HU8 9SP

£130,000

****IDEAL FOR THE FIRST TIME BUYER ****

This Traditional Mid Terraced Property has been lovingly upgraded by the current owners to present a TURNKEY opportunity, ready for new owners to move straight into! A welcoming HALLWAY invites you in to view the well proportioned accommodation on offer to include : A comfortable LIVING ROOM, a useful UTILITY room adjoining the DINING KITCHEN, creating a lovely space for entertaining family & friends. There are THREE first floor BEDROOMS and a modern family BATHROOM. Outside there is ample OFF ROAD PARKING to the front of the property and and easy to maintain REAR GARDEN with a paved patio, ideal for outdoor dining.

Located on off Shannon Road, Longhill, close to Wansbeck Primary School, local amenities and shopping facilities. Good transport links in to the city of Hull, Bilton and the EAST YORKSHIRE COAST.

Do not delay, call to arrange your viewing today!

Accommodation Comprising

Entrance & Hallway

Upvc front entrance door opens to welcome you in to view the accommodation on offer with stairs taking you up to the first floor and door to the utility.

Living Room 15'1" x 10'2" (4.6 x 3.1)



A comfortable living room, for the family to relax and unwind. Double glazed window and two radiators.

Dining Kitchen 14'9" x 10'5" (4.5 x 3.2)



The modern dining kitchen adjoins the utility area with doors leading out to the rear garden, ideal for entertaining family & friends. There is a range of modern fitted units to base and walls with contrasting work surface and tiled splashbacks. Plumbing for dishwasher, space for fridge freezer and slot in cooker. Useful storage cupboard, double glazed window, laminate flooring and radiator.

Utility Room 9'6" x 5'10" (2.9 x 1.8)

Plumbing for automatic washing machine, space for electric dryer and freezer. Useful storage cupboard and door to hallway.

Bedroom One 15'1" x 9'10" 3'3"(max) (4.6 x 3.1(max))



A double bedroom with built in storage cupboard and ample space for bedroom furniture. Double glazed window and radiator.

Bedroom Two 13'1" x 10'5" (4.0 x 3.2)



A double bedroom with built in storage cupboards. Double glazed window and radiator.

Bedroom Three 9'2" x 7'2" (2.8 x 2.2)



A single bedroom with space for bedroom furniture. Double glazed window and radiator.

Family Bathroom 7'6" x 5'2" (2.3 x 1.6)



A recently fitted bedroom incorporating a panelled bath with overhead shower and glazed screen. Vanity wash basin with useful storage below and a push button W.C. Double glazed window, towel heater and vinyl flooring.

Gardens



The rear garden is easily maintained with artificial grass and attractive paving, providing ample space for patio furniture, ideal for outdoor dining. Timber fencing to boundaries.

Off Road Parking

To the front of the property has a dropped kerb leading onto a tarmac drive providing ample off road parking for several vehicles.

EPC

EPC Rating tbc....

Tenure

Tenure is Freehold

Council Tax Band

Hull City Council Tax Band A

Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage/Signal - Three Good - EE,

Vodafone and O2 all okay

Broadband - Basic 12Mbps, ultrafast 10000Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

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.

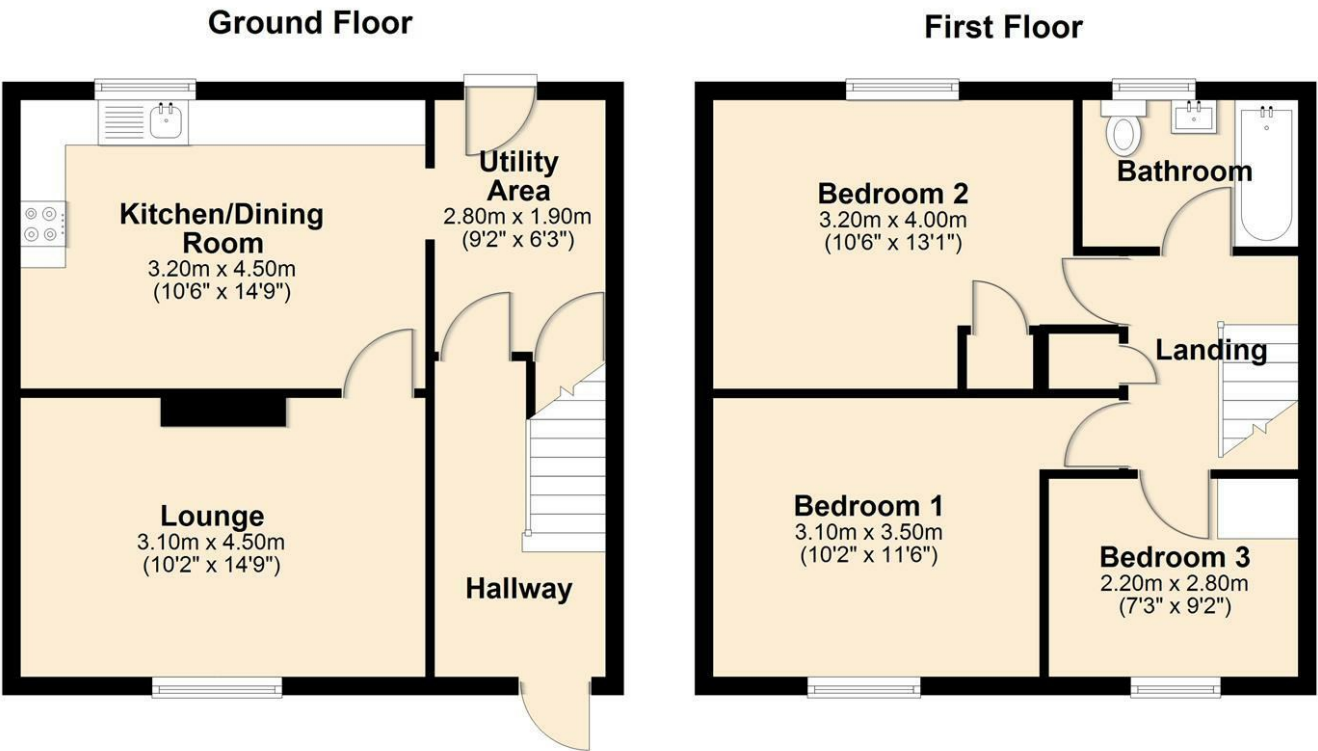
Free Market Appraisals/Valuations

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.

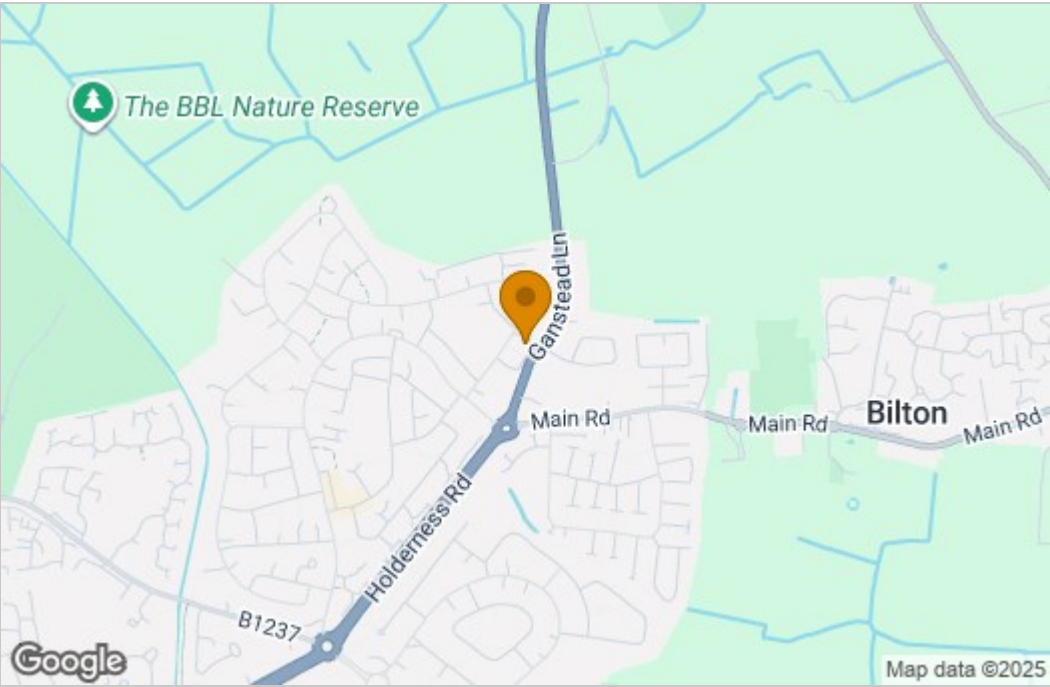
Whitakers Estate Agent Declaration:

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.

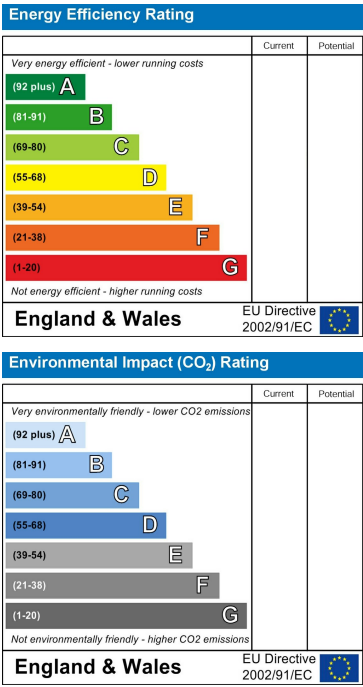
Floor Plan



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.