

# Whitakers

Estate Agents



**103 Stanbury Road, Hull, HU6 7BX**

**£195,000**

SITUATED ON THIS SOUGHT AFTER DEVELOPMENT TO THE NORTH OF THE CITY, WITH GOOD TRANSPORT LINKS TO THE CITY CENTRE AND BEVERLEY AND HANDILY PLACED FOR ALL OF THE KINGSWOOD SHOPPING AND LEISURE AMENITIES, THIS DETACHED HOUSE IS AN IDEAL OPPORTUNITY FOR THE GROWING FAMILY.

THE EXTENDED ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE THROUGH TO A DINING ROOM, DAY ROOM, FITTED KITCHEN, GROUND FLOOR SHOWER ROOM, THREE FIRST FLOOR BEDROOMS AND A FAMILY BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING. SET WITHIN PLEASANT GARDENS TO THE FRONT AND REAR AND HAVING A PRIVATE SIDE DRIVEWAY TO A BRICK BUILT GARAGE, THE PROPERTY IS A SHORT STROLL AWAY FROM THE WELL REGARDED PARKSTONE PRIMARY SCHOOL AND APPOINTMENTS TO VIEW INTERNALLY ARE WELCOME.



#### Entrance Hall

Staircase off, built in storage cupboard and a radiator.

Lounge 15'5" x 11'10" (4.72 x 3.61)



Bow window to the front aspect, feature fire place, a radiator and sliding doors give access to;

Dining Room 10'8" x 7'8" (3.26 x 2.35)



Giving access to:

Day Room 10'2" x 7'8" (3.12 x 2.34)



Having pleasant vies to the rear garden

#### Shower Room

An electric shower unit within an independent enclosure, wash hand basin, a bidet and a low level wc unit.

Fitted Kitchen 14'6" x 6'10" (4.42 x 2.10)



A range of fitted floor and wall units with contrasting preparation surfaces having an inset one and a half bowl stainless steel sink unit with mixer tap. Window to the side aspect, partially tiled walls, useful under stairs storage cupboard, heated towel rail, a radiator and plumbing for an automatic washing machine.

Bedroom One 14'7" x 8'9" (4.45 x 2.67)



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

Bedroom Two 11'5" x 8'9" (3.50 x 2.68)



Window to the rear aspect and a radiator.

Bedroom Three 9'8" x 5'11" (2.95 x 1.81)



Window to the front aspect and a radiator.

## Family Bathroom



A coloured suite to comprise panelled bath, wash hand basin and a low level wc unit. Half tiled walls and a radiator.

### Loft Access

Boarded with electricity supply accessible via a ladder and providing ample storage space.

### Externally



To the front of the property is a garden which is half brick block paved with a stocked flower bed and to the rear a garden laid mainly to lawn with stocked borders and beds.

### Brick Built Garage

Having an up and over vehicular door, a side personnel door and accessible via a private side driveway which is brick block paved and can accommodate approximately four vehicles.

### Council Tax

Hull City Council - band C

### 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 -Low

Mobile Coverage/Signal -EE, Vodafone, Three and O2

Broadband - Basic 15 Mbps Ultrafast 10000 Mbps

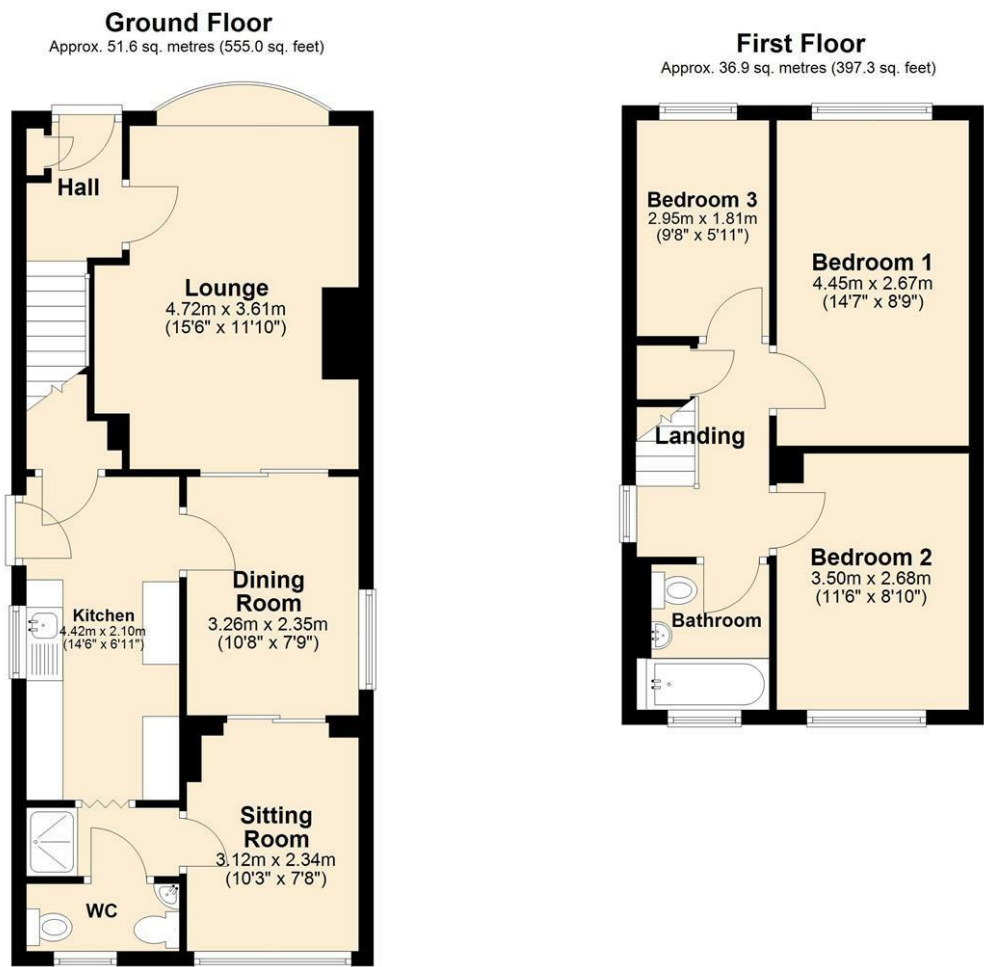
Coastal Erosion - No

Coalfield or Mining Area -No

Planning -No

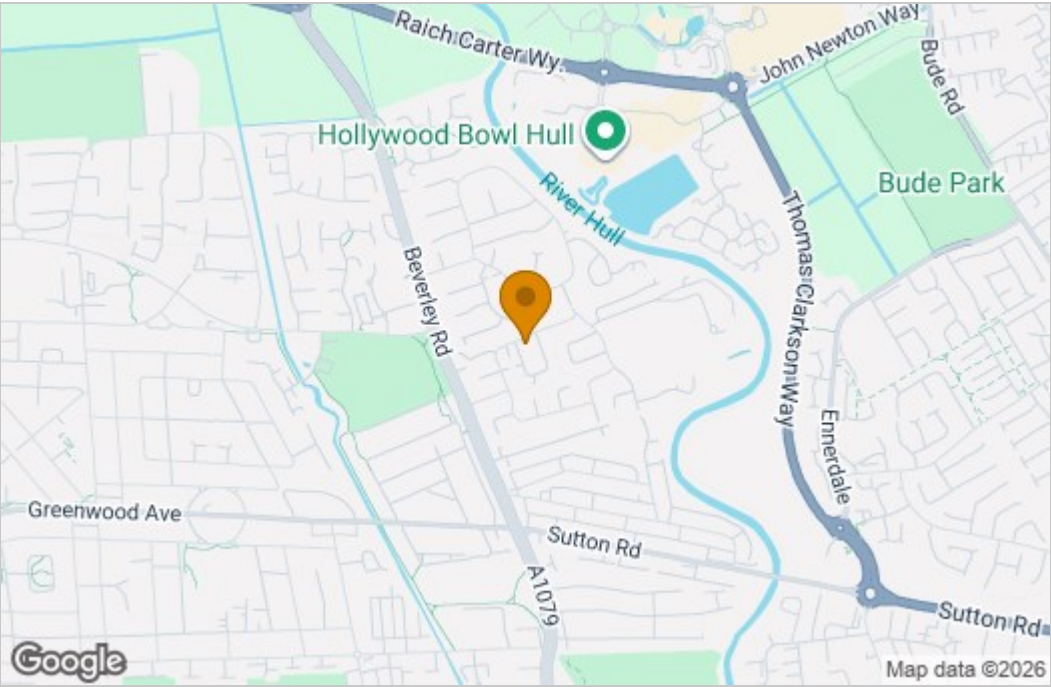


Floor Plan

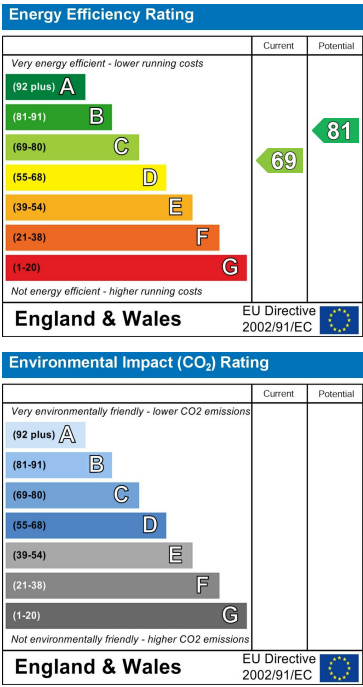


Total area: approx. 88.5 sq. metres (952.3 sq. feet)

Area Map



Energy Efficiency Graph



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