

# Whitakers

Estate Agents



## 94 Jendale, Hull, HU7 4BE

**Offers Over £165,000**

\*\*\* GUIDE PRICE £165,000 - £175,000 \*\*\*

This lovely, spacious semi-detached home has a side garage extension to offer a great family home. We strongly advise viewing to appreciate the space on offer!

The property is situated at the end of a quiet residential cul-de-sac on a corner plot, with generous front and rear gardens, two bathrooms and three bedrooms.

Close to Kingswood and Ennerdale, local transport and amenities. You will not be disappointed!

Briefly- to the ground floor there is an entrance porch, open plan lounge/dining room, spacious kitchen, integrated garage and shower room. To the first floor there are three bedrooms and a second bathroom. With off road parking available this property will not disappoint.

Early viewings are highly recommended!

## The Property Comprises

### Entrance Porch

uPVC front door, uPVC porch surround, laminate flooring leading into the;

Living/Dining Room 13'9" x 15'6" 11'5" x 7'10"  
(4.20 x 4.74 3.49 x 2.39)



uPVC window to the front aspect, uPVC french doors leading into the rear garden, laminate flooring, two radiators, under stairs storage cupboard with a feature fireplace.

Kitchen 11'5" x 21'9" (3.49 x 6.65)



Offering generous storage with fitted wall, drawer and base units with contrasting worktops. gas hob, extraction hood, fitted electric oven, uPVC window/door to the rear aspect, One and a half bowl sink unit with mixer tap, laminate flooring, radiator and plumbing for a automatic washing machine.

### Downstairs Shower Room



This additional downstairs shower offers walk in shower with fitted mixer shower, pedestal wash basin and a low flush WC, tiled floor and walls and spotlights.

## First Floor Landing



Laminate flooring and storage cupboard leading to;

Bedroom One 13'11" x 9'3" (4.25 x 2.82)



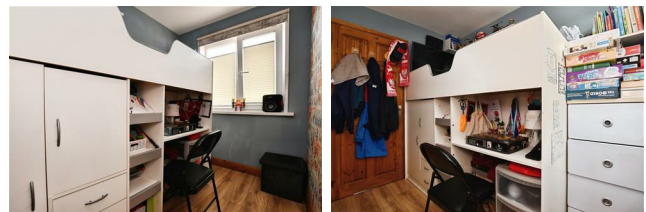
uPVC window to the front aspect, laminate flooring, radiator and a loft hatch giving access to a boarded loft via loft ladders.

Bedroom Two 10'11" x 9'3" (3.34 x 2.82)



uPVC window to the rear aspect, laminate flooring and radiator.

Bedroom Three 8'9" x 6'0" (2.67 x 1.85)



uPVC window to the front aspect, laminate flooring and radiator.

## Bathroom



uPVC window to the rear aspect, waterfall shower, 3 piece suite, pedestal wash basin and a low flush WC with mixer tap shower attachment. LVT flooring, tiled walls and radiator.

## Outside



To the front of the property is an impressive block paved front drive with wrought iron fence surround. The the rear of the property is a generous back garden with block paving, decking area, raised planters and newly installed reinforced steel fencing. CCTV covers the front and rear of the property.

## Garage

The integrated garage is well proportioned with roller shutter (remote operated), electric supply, with loft space via ladder.

## Tenure

This Property is Freehold.

## Council Tax

Hull City Council

## Band B

### 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/Tile

Conservation Area - No

Flood Risk - No

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

Broadband - Basic 21 Mbps Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

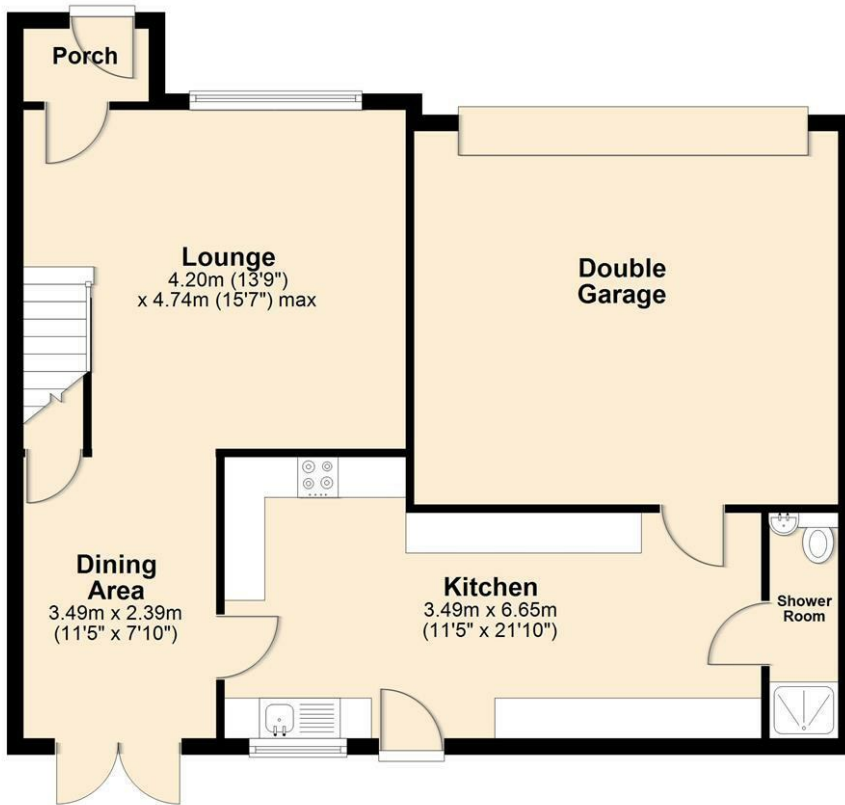
Planning -No

### Whitakers Estate Agent Declaration:

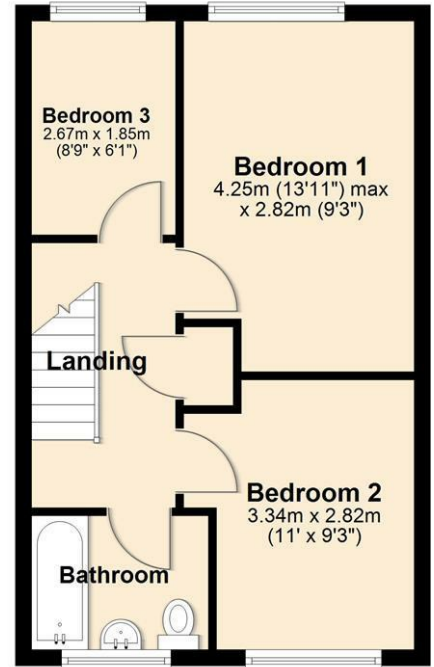
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# Floor Plan

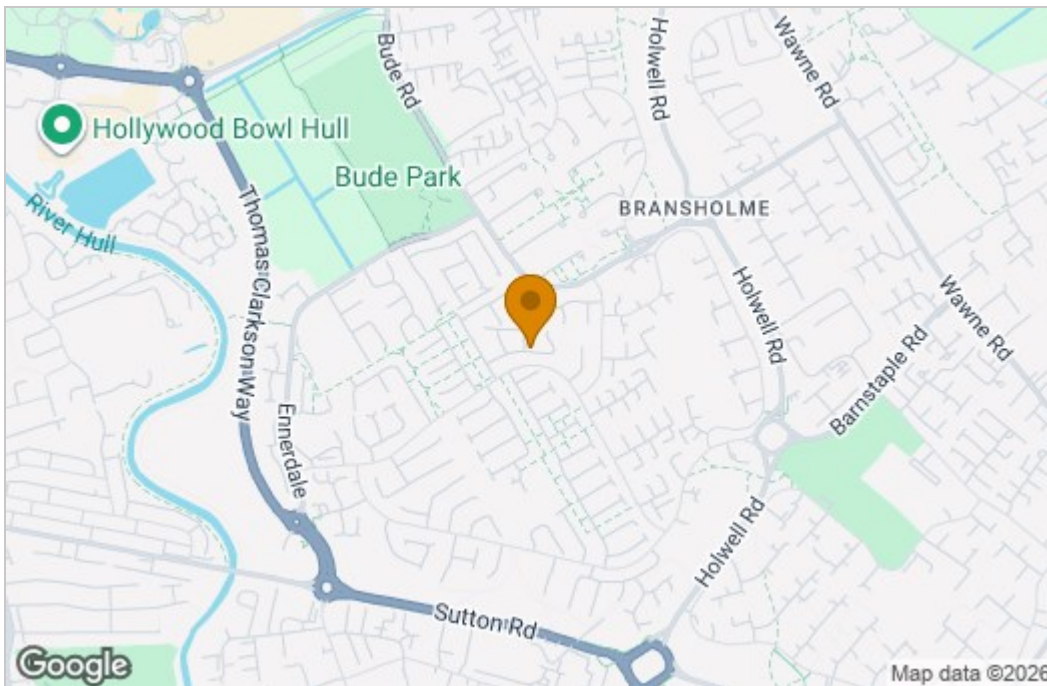
## Ground Floor



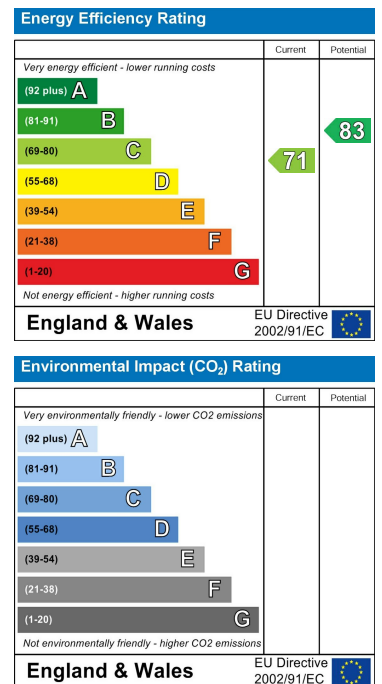
## First Floor



## 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.