

# Whitakers

Estate Agents



## 103 Broadstone Close, Hull, HU7 6BA

**£130,000**

This 4 bed terraced property is available to purchase with NO ONWARD CHAIN!

Situated at the foot of a peaceful cul-de-sac, well positioned for local shops, schools and amenities, this spacious family home offers the discerning purchaser the opportunity to put their own stamp on a spacious property in a most popular and sought after area!

Being ideal for growing families, first time buyers and investors alike, the property briefly comprises: front porch, entrance hallway, downstairs cloakroom, dining kitchen and lounge to the ground floor whilst to the first floor there are 4 bedrooms and a family bathroom.

Having the additional benefit of a spacious south westerly facing rear garden, warm air heating and uPVC glazing, this property is sure to prove popular hence early viewing is recommended!



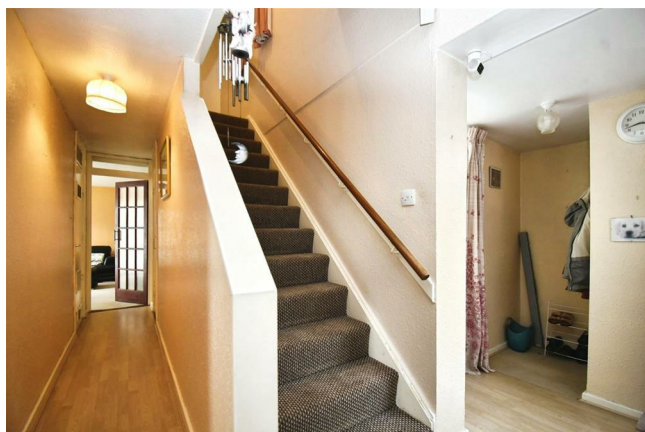
## The Accommodation Comprises

### Front Porch



uPVC door into front porch with laminate flooring and uPVC window.

### Entrance Hallway



With laminate flooring, two storage cupboards and stairs to first floor.

### Downstairs Cloakroom

With low flush wc, hand wash basin and uPVC window to front aspect.

### Dining Kitchen 9'3 x 24'6 (2.82m x 7.47m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. Stainless steel sink/drainage, plumbing for automatic washing machine and space for free standing cooking appliance. uPVC window to rear aspect and laminate flooring extending into dining area with uPVC French doors into rear garden and ample space for family dining.

### Lounge 15'6 x 13'8 max (4.72m x 4.17m max)



With carpeted flooring and uPVC French doors into rear garden.

### First Floor Landing



With carpeted flooring, uPVC window to front aspect and two storage cupboards.

### Bedroom One 15'6 x 13'9 max (4.72m x 4.19m max)



Double bedroom with carpeted flooring and uPVC window to rear aspect.

### Bedroom Two 9'2 x 12'3 (2.79m x 3.73m)



Double bedroom with carpeted flooring and uPVC window to rear aspect.

### Bedroom Three 9'2 x 12'1 (2.79m x 3.68m)



Double bedroom with carpeted flooring and uPVC window to rear aspect.

### Bedroom Four 12'4 x 5'9 (3.76m x 1.75m)



Generously sized single bedroom with carpeted flooring and uPVC window to rear aspect.

### Bathroom 6' x 6'9 (1.83m x 2.06m)



Panel bath with electric shower over, low flush wc, hand wash basin and uPVC window to front aspect.

### Outside



To the front of the property is a lawned and paved courtyard garden with two brick built storage sheds. To the rear of the property is a spacious South Westerly facing garden laid mainly to lawn with paved patio and fencing to perimeters.

### Tenure

The property is Freehold

### Council Tax

Council Tax band A

Kingston upon Hull City Council

### EPC

Awaited

### 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 - Wimpey No Fines

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 10 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

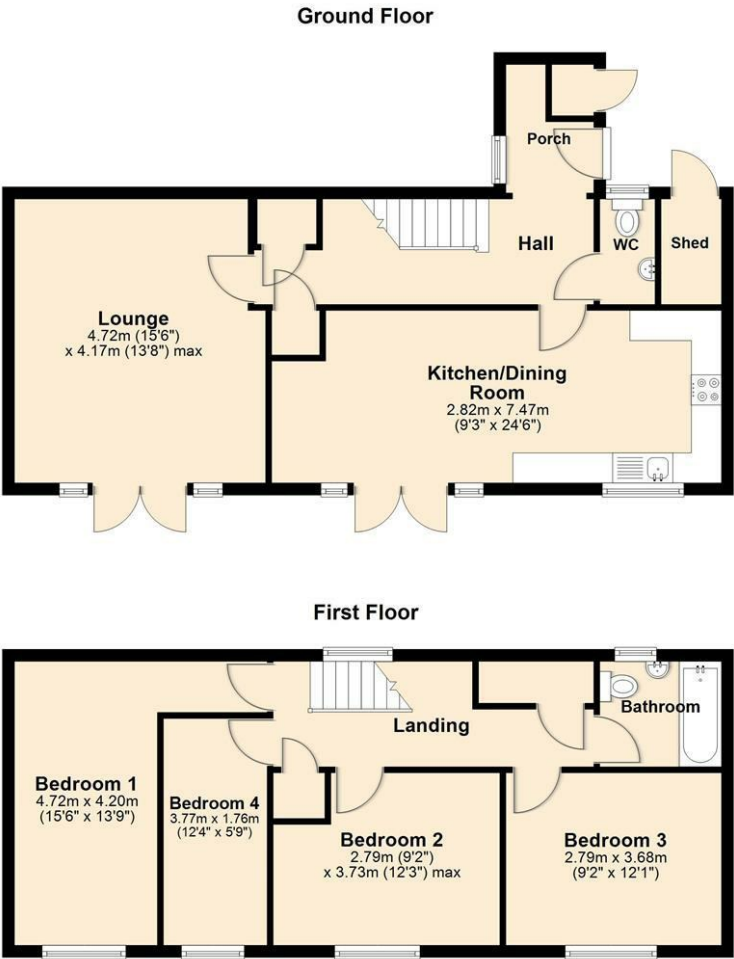
Planning - No

### Whitakers Estate Agent Declaration:

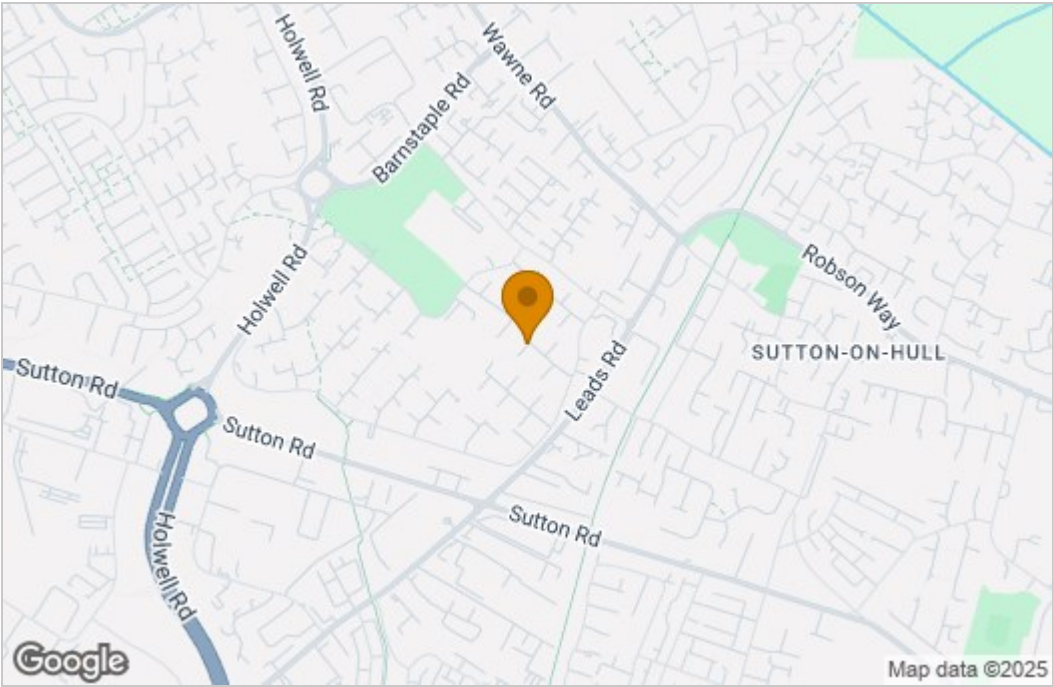
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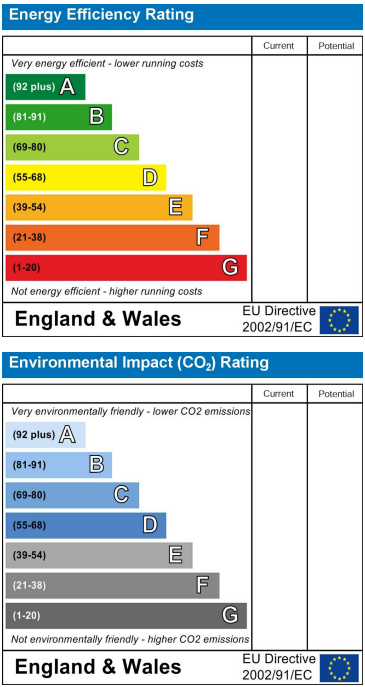
Floor Plan



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