

Whitakers

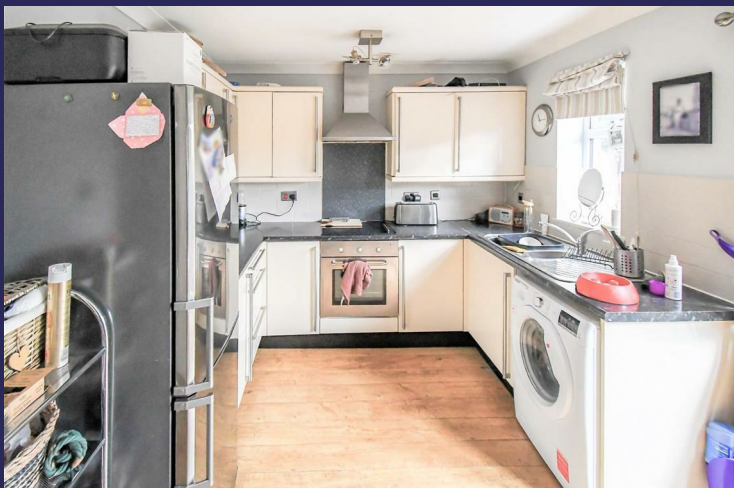
Estate Agents



7 Ellerbeck Court

Howdale Road, Hull, HU8 9XJ

Guide price £124,995



7 Ellerbeck Court

Howdale Road, Hull, HU8 9XJ

Guide price £124,995



Description

SUPERB STARTER HOME!

Chain free, this lovely two double bedroom house is ready to view!

With sunny rear garden, low maintenance front garden and allocated parking!

Situated on the ever popular Howdale Road development, within close proximity to sought after schools, the amenities of Sutton village a short stroll, and local transport close by.

These homes are rarely available!

BE QUICK!

Briefly- Lounge, kitchen, two double bedrooms and the family bathroom to the 1st floor.

Entrance

Via a composite door

Lounge

11'10" x 16'6" (3.630 x 5.037)

With wood effect flooring, a uPVC double glazed window to the front aspect, electric heater and the stairs to the 1st floor

Kitchen/Dining

12'2" x 9'11" (3.731 x 3.048)

The kitchen has a range of base and wall units with contrasting work surfaces, a built in electric oven with four ring electric hob and extractor, sink/drainage and plumbing for an automatic washing machine, space for a fridge freezer and electric heater.

A uPVC double glazed window and French doors to the rear aspect, and wood effect flooring.

Stairs to the 1st floor

With loft access.

Bedroom One

12'0" x 9'11" (3.659 x 3.026)

With uPVC double glazed window and electric heater.

Bedroom Two

8'9" x 11'11" (2.672 x 3.653)

With electric heater and uPVC double glazed window

Bathroom

9'5" x 4'8" (2.885 x 1.425)

The bathroom has a white suite with panel bath and electric shower, a low level wc and a pedestal wash hand basin, tiled walls and floor, storage cupboard.

Outside

To the front of the house there is a gravel low maintenance garden and pathway.

To the rear of the house there is a generous sunny garden with high level timber fence boundaries and seating area.

Disclaimer

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.

Agents Notes

Services, fittings and equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as

Tel: 01482 877177

to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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

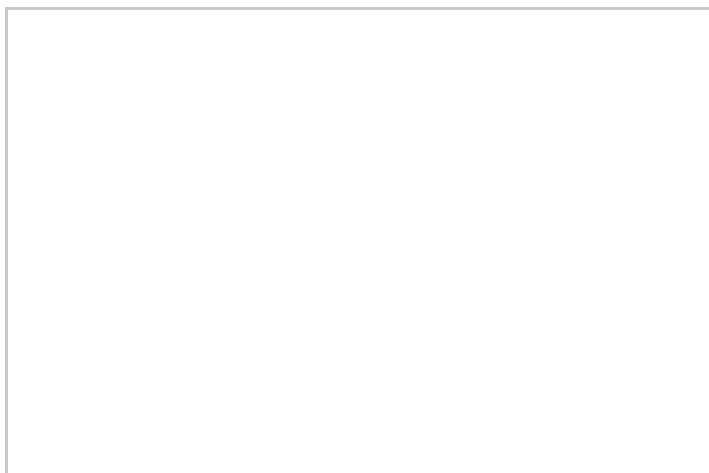
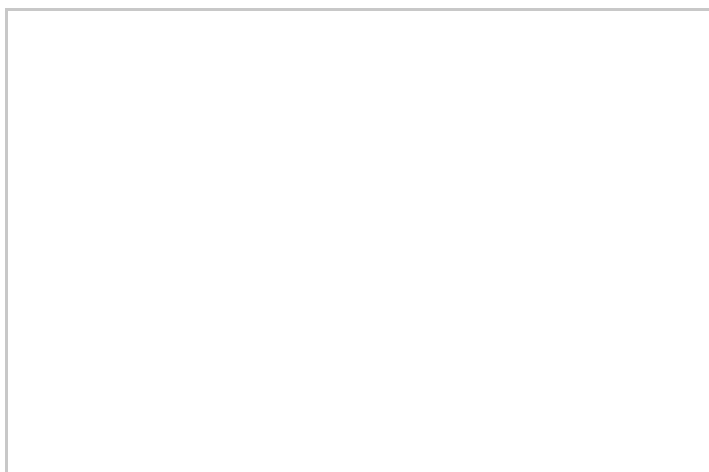
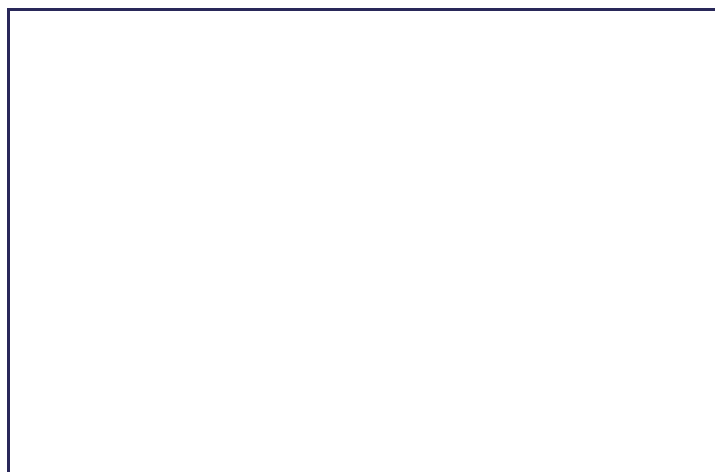
Council Tax

Band B

The local authority is Hull City Council

Tenure

Freehold



Road Map



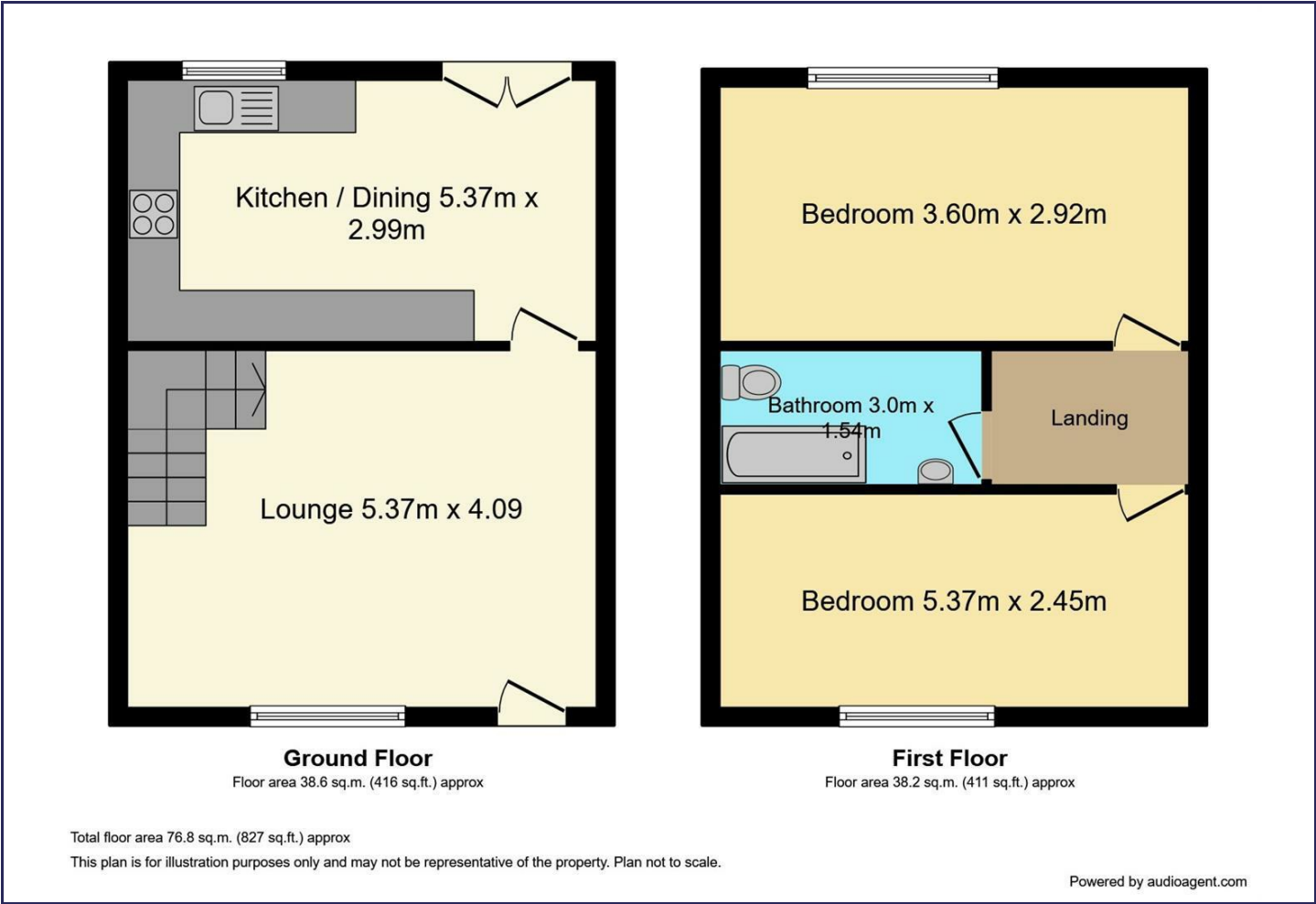
Hybrid Map



Terrain Map



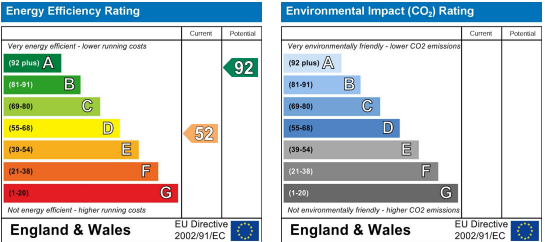
Floor Plan



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



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.