

Whitakers

Estate Agents



40 Rufforth Garth, Hull, HU7 4RA

Asking Price £159,950

Whitakers are delighted to offer this well presented, 5 Bedroom Terraced Property to the market.

Situated in a highly sought after area, the property has been much improved by the current owner and maintained by the current owner and will be ideal for families and investors alike.

Ideally situated within close proximity to a range of local amenities including North Point Shopping centre, Kingswood Retail Park together with highly regarded schools for all ages, the property is sure to prove popular!

Briefly comprising, to the ground floor, Entrance hall, Downstairs WC, Lounge, Kitchen/Diner, there are five bedrooms and a family bathroom to the first floor.

Also benefiting from front and rear gardens, UPVC double glazing and gas central heating, early viewing is highly recommended!

The Property Comprises

Entrance Hall



Composite door, laminate flooring, understairs storage cupboard and radiator.

Downstairs WC



Low level WC, uPVC window to the front aspect and laminate flooring.

Lounge 13'4" x 10'11" (4.07 x 3.34)



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

Kitchen/Dining Room 21'4" x 11'3" (6.51 x 3.43)



uPVC window to the front aspect, uPVC French doors leading into the rear garden, gloss kitchen with contrasting worktops, breakfast bar, integrated appliances; washing machine, fridge freezer, microwave, double oven, electric hob with extraction hood fitted above, radiator and laminate laid to the floor.

First Floor Landing



uPVC window to the front aspect, carpet flooring, radiator, storage cupboard and loft hatch giving access to the loft storage.

Bedroom One



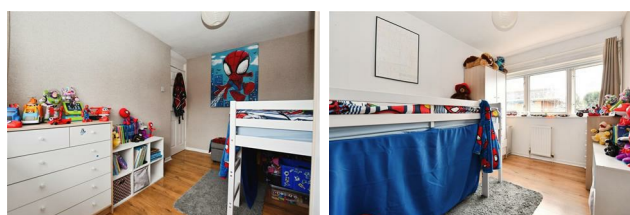
uPVC window to the rear aspect, laminate flooring and radiator.

Bedroom Two



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

Bedroom Three



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

Bedroom Four



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

Bedroom Five



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

Bathroom



uPVC window to the front aspect, bath with electric shower over, low flush wc, hand wash basin with vanity unit below. Cladded walls, central heating towel radiator and vinyl flooring.

Outside



To the front of the property there is a small low maintenance fenced, courtyard garden and access to secure brick built storage shed. To the rear is a large private garden artificial laid to lawn, decking area and paved patio area, fencing to perimeter and gated access to off street parking. In addition to this there is convenient storage

space accessible from the front and rear of the property ideal for growing family.

Tenure

This property is freehold.

Council Tax

Hull City Council
Band A

EPC

EPC rating C

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 - Very Low

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

Broadband - Basic 4 Mbps Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

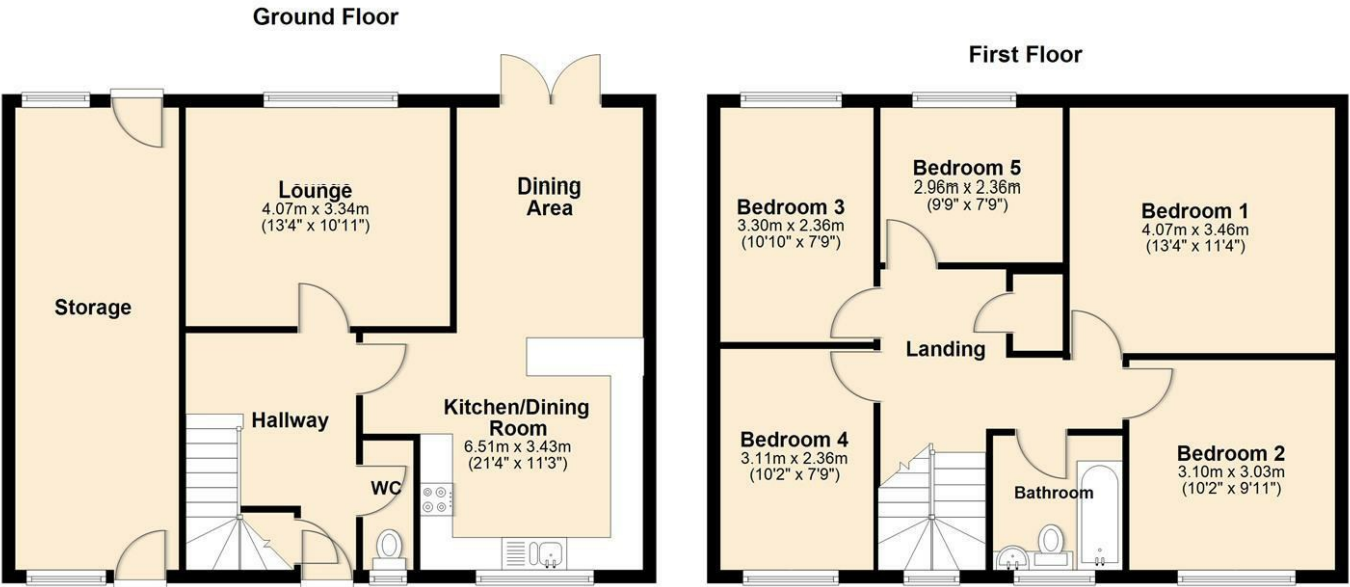
Planning - No

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.

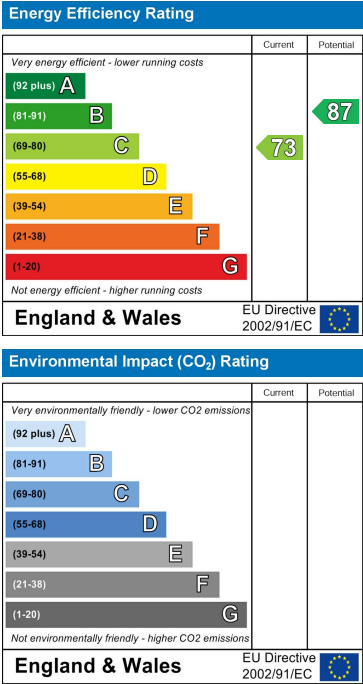
Floor Plan



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.