Whitakers
Estate Agents

# 773 Sutton Road, Hull, HU7 0AS

## £125,000

This 3 bedroom terraced property is available to purchase with NO ONWARD CHAIN!

Well positioned for local shops, schools and amenities, the property is in need of modernisation and renovation and as such offers a perfect opportunity for the buyer to put their own stamp on a spacious family home in a popular and sought after area!

Briefly comprising; entrance hallway, through lounge/dining room and kitchen to the ground floor, there are 3 bedrooms and a shower room to the first floor.

The property also benefits from front and rear gardens, garage access via rear tenfoot together with gas central heating and uPVC glazing throughout and viewings are available via our office.

## The Accommodation Comprises

### Entrance Hallway

uPVC front entrance door into hallway with central heating radiator and stairs to first floor.

### Lounge 12' x 11'3 (3.66m x 3.43m)

With uPVC front bay window, fire surround and central heating radiator. Opens into.....

### Dining Room 10' max x 17' (3.05m max x 5.18m)

With central heating radiator, under stair cupboard and double doors into....

### Kitchen 8'6 x 16' (2.59m x 4.88m)

Fitted base units with contrasting work surfaces, twin bowl stainless steel sink/drainer, space for free standing gas cooking appliance, plumbing for automatic washing machine and uPVC window and door to rear garden.

### First Floor Landing

With loft access hatch

### Bedroom One 13'9 x 11'3 (4.19m x 3.43m)

uPVC front bay window and central heating radiator.

### Bedroom Two 10'3 x 11'3 (3.12m x 3.43m)

uPVC window to rear aspect, built in cupboard and central heating radiator.

### Bedroom Three 7'3 x 5'7 (2.21m x 1.70m)

uPVC window to front aspect

## Bathroom

Shower cubicle with wall mounted electric shower, low flush wc, hand wash basin and uPVC window to rear aspect.

## Outside

There are gardens to the front and rear of the property and rear tenfoot gives garage access.

## 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.

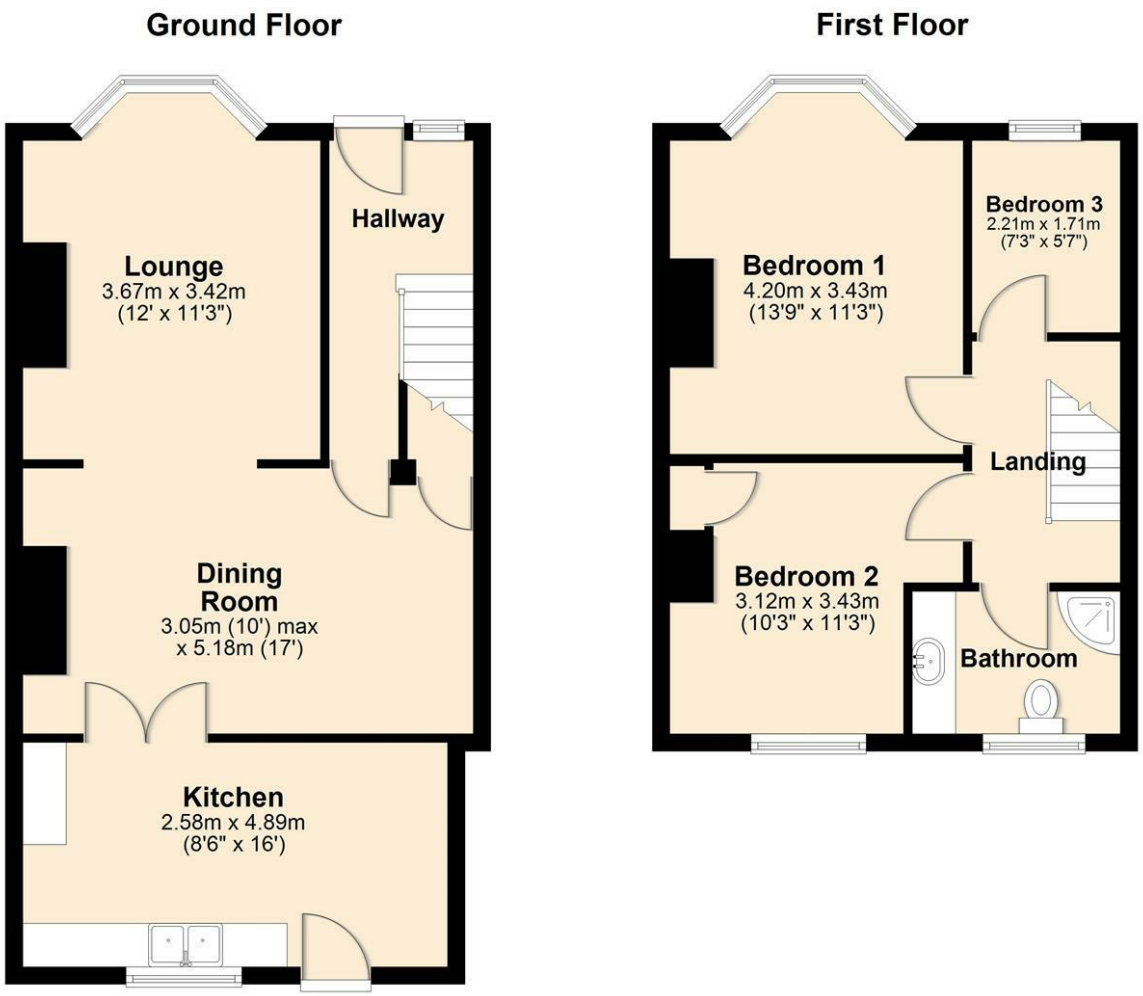
## Material Information:

Construction - Brick/Tile
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 9 Mbps, Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

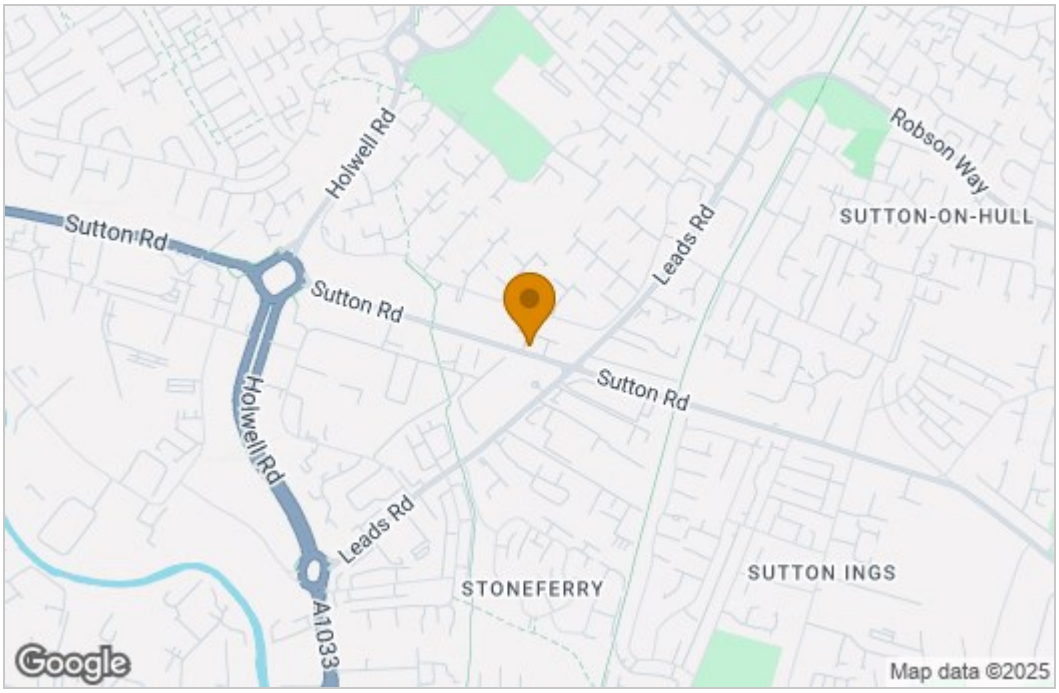
## Whitakers Estate Agent Declaration:

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.

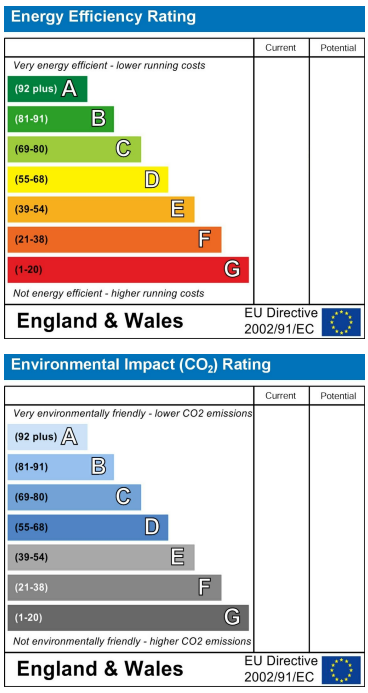
## Floor Plan




## Area Map




## Energy Efficiency Graph

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