

# Whitakers

Estate Agents



**203 The Queensway, Hull, HU6 9BJ**

**Asking Price £139,950**

SITUATED QUIETLY ON THIS POPULAR DEVELOPMENT TO THE NORTH OF THE CITY, THIS MODERN STYLE SEMI DETACHED HOUSE IS A GOOD OPPORTUNITY FOR THE FIRST TIME PURCHASER TO GAIN A FOOT HOLD ON THE PROPERTY LADDER.

THE ACCOMMODATION BRIEFLY COMPRISES LOUNGE, FITTED KITCHEN WITH APPLIANCES, TWO FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A BATHROOM. SET WITHIN PLEASANT GARDENS WITH A SIDE DRIVEWAY GIVING OFF STREET CAR PARKING AMENITIES FOR TWO VEHICLES, THE PROPERTY BOASTS AN OUTBUILDING TO THE REAR HAVING ELECTRICITY SUPPLY AND WI FI CONNECTION AND OFFERING ITSELF TO A HOST OF OPPORTUNITIES, GIVEN THE RELEVANT PERMISSIONS. A VERY INTERSTING PROSPECT, FURTHER ENQUIRIES IN ORDER TO VIEW ARE WELCOME



### Lounge 15'1" x 12'7" (4.60 x 3.85)



Window to the rear and side aspects, allowing plenty of natural light, feature fire surround incorporating a built in gas fire and there is a personnel door giving access to the rear garden

### Fitted Kitchen 12'7" x 8'0" (3.85 x 2.44)



A range of fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with mixer tap. Window to the front aspect, partially tiled walls, tiled floor, plumbing for an automatic washing machine and integrated appliances include an electric oven, electric hob and a stainless steel over head extractor canopy

### Bedroom One 12'7" x 8'2" (3.85 x 2.50)



Two windows to the rear aspect

### Bedroom Two 12'11" x 7'5" (3.96 x 2.27)



Two windows to the front aspect.

### Bathroom



A coloured suite to comprise panelled bath, wash hand basin within a vanity unit and a low level wc unit. Tiled walls, a chrome heated towel rail and there is access to the loft area which has lighting.

### Gardens



To the front of the property is an open plan garden laid to lawn and to the rear a garden which is laid mainly to decorative aggregates.

### Side Driveway

Having the space to accommodate two vehicles for off street parking amenities

### Outbuilding 12 x 10 (3.66m x 3.05m)



There is a timber outbuilding supplied with electricity and wi fi connection which, given the relevant permissions, can lend itself to a number of interesting opportunities.

### Council Tax

Hull City Council - band B

### Tenure

This property is freehold

### 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.

#### 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.

#### Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk -Very low

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

Broadband - Basic 12 Mbps Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

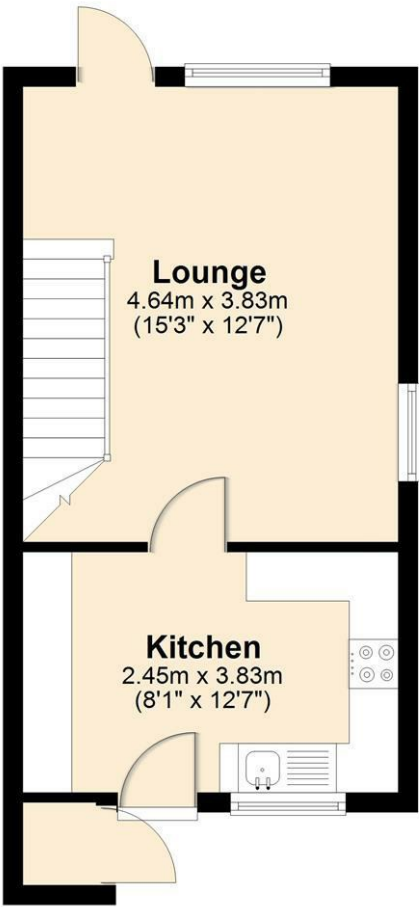
Planning - Planning has been applied for the neighbouring property -

[https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?](https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?activeTab=summary&keyVal=RXZYQISO06800)

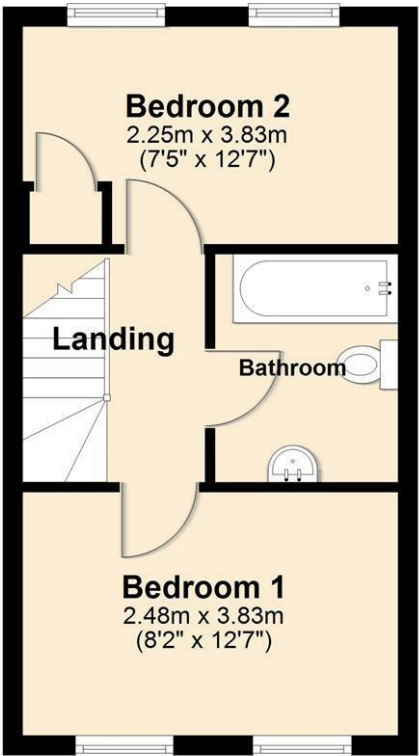
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Floor Plan

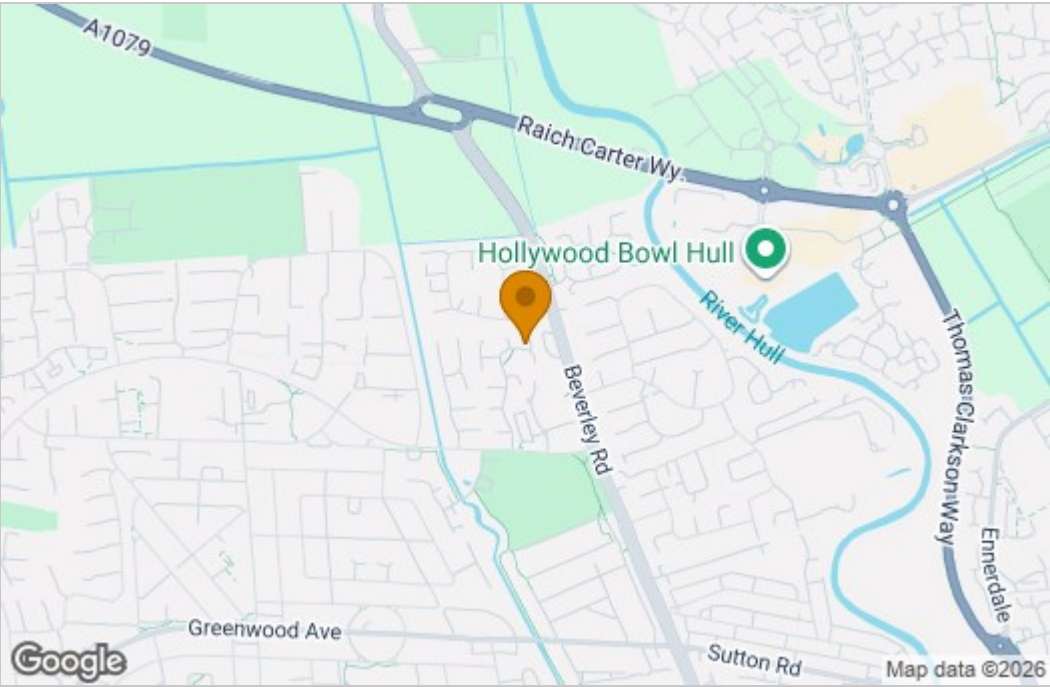
Ground Floor



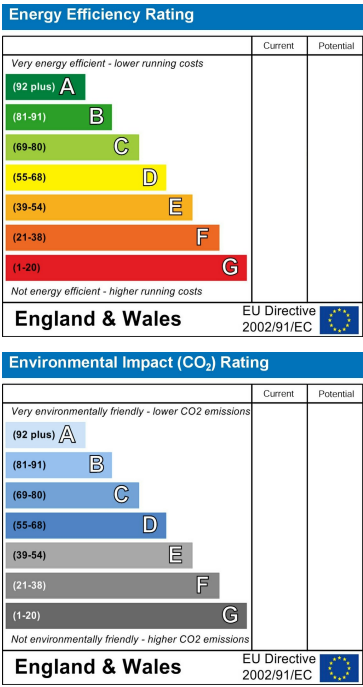
First Floor



Area Map



Energy Efficiency Graph



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