

# Whitakers

Estate Agents



12 Brodsworth Street

, Hull, HU8 7SP

Asking Price £86,500





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## Entrance Hall

Laminate flooring, staircase off and a radiator

## Lounge

14'11" x 11'7" (4.56 x 3.54)

Window to the front aspect, feature Adams style fire place, useful under stairs storage cupboard and a radiator

## Fitted Dining Kitchen

8'2" x 14'9" (2.50 x 4.57)

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

## Bedroom One

14'3" x 9'8" (4.36 x 2.97)

Window to the front aspect, built in storage cupboard and a radiator.

## Bedroom Two

8'10" x 9'8" (2.70 x 2.97)

Window to the rear aspect, and a radiator.

## Bedroom Three

9'8" x 6'11" (2.96 x 2.12)

To include the bulk head. Window to the front aspect and a radiator.

## Bathroom

A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Tiled walls and floor, spotlights to the ceiling, a chrome heated towel rail and there is a plumbed shower unit over the bath and a shower screen to the bath side.

## Gardens

Enclosed gardens of good proportion to the front and rear with the front being laid to decorative aggregates and the rear laid mainly to lawn

## Council Tax

Hull City Council - band A

## 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.

Tel: 01482 877177

#### Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk -Low

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

Broadband - Basic 19 Mbps, Superfast 80 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.



Road Map



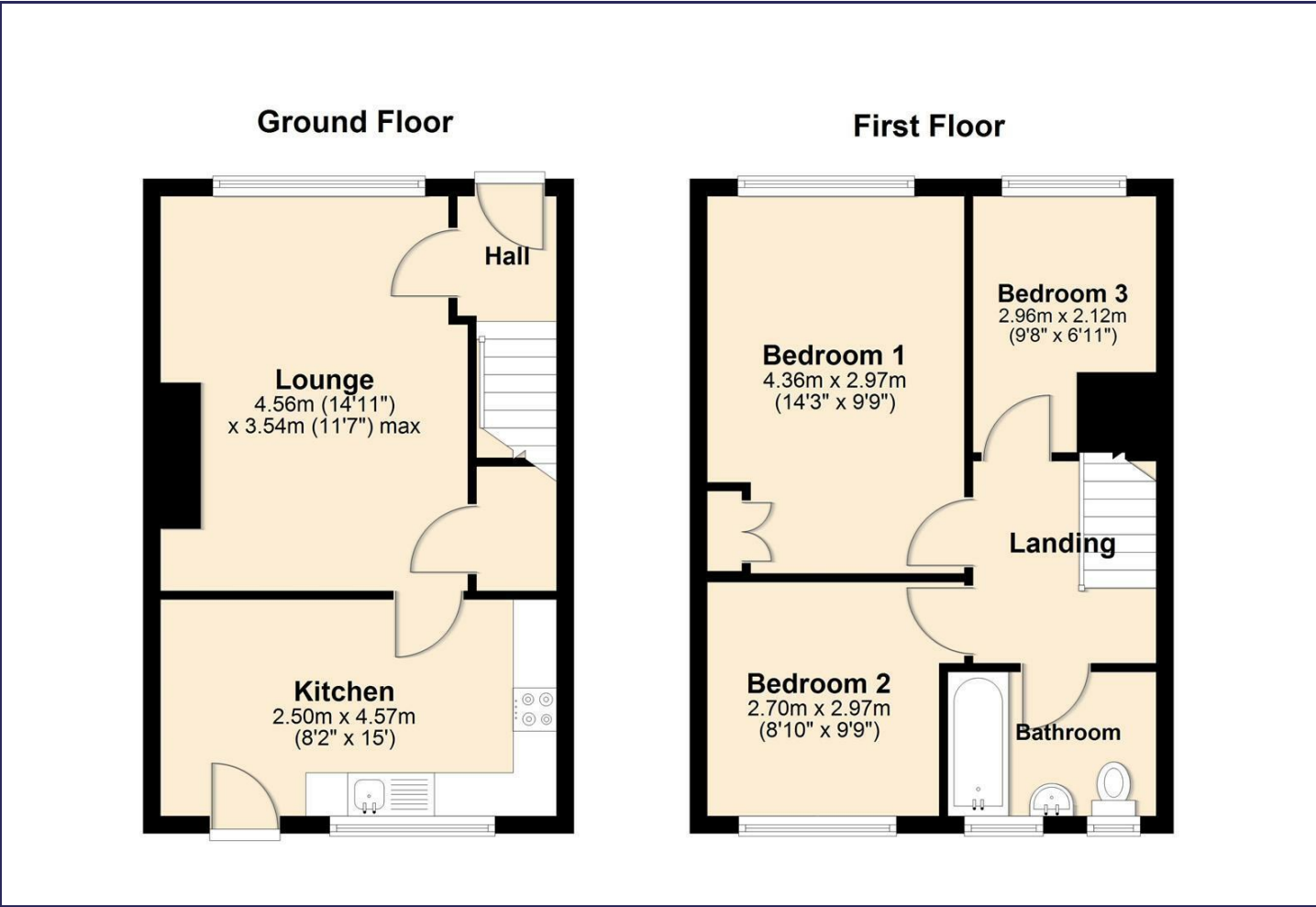
Hybrid Map



Terrain Map



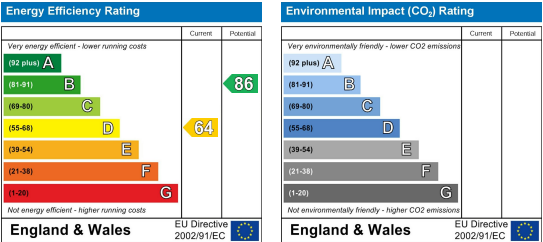
Floor Plan



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.