Whitakers
Estate Agents

98 Compass Road, Hull, HU6 7BB

Asking Price £189,950

SITUATED ON THIS POPULAR AND SOUGHT AFTER DEVELOPMENT WITH GOOD ACCESS TO THE CITY CENTRE, BEVERLEY AND THE SHOPPING AND LEISURE AMENITIES AT KINGSWOOD, THIS SEMI DETACHED BUNGALOW IS DECEPTIVELY SPACIOUS FROM ITS EXTERNAL APPEARANCE AND BOASTS A REAR GARDEN OF ENVIABLE PROPORTION AND A PRIVATE SIDE DRIVEWAY TO A GARAGE.

THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE AND DINING AREA, , FITTED KITCHEN OPENING TO A FURTHER DINING AREA, A GROUND FLOOR SHOWER ROOM, AND TWO FIRST FLOOR BEDROOMS WITH A "JACK AND JIILL" EN SUITE SHOWER ROOM.

WITH GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY OFFERS THE POTENTIAL TO CONVERT ONE OF THE DINING AREAS INTO A GROUND FLOOR BEDROOM AND REPRESENT A FABUOLOUS HOME FOR THE GROWING FAMILY.

APPOINTMENTS TO VIEW ARE ENCOURAGED.

Entrance Hall
Laminate flooring, a built in storage cupboard and a radiator.

Lounge 22'7" x 15'7" (6.89 x 4.76)

A bow window to the front aspect, Adam style fire surround with marble effect back and hearth and a radiator. Opens to:

Dining Area 12'0" x 9'8" (3.67 x 2.95)

Originally a ground floor bedroom and easily re-converted, there is a window to the front aspect and a radiator.

Fitted Kitchen 8'4" x 12'8" (2.55 x 3.87)

A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel one and a half bowl sink unit with mixer tap. Windows to the side and rear aspects, partially tiled walls and integral appliances include an electric double oven, electric hob and an over head filter canopy. Opens to;

Dining Area

Laminate flooring, a radiator and Patio Doors give access to the rear garden.

Ground Floor Shower Room

A plumbed shower unit within an independent "walk in" double enclosure , wash hand basin with a pedestal and a low level wc unit. Partially tiled walls and there is a chrome heated towel rail.

Bedroom One 12'2" x 11'10" (3.73 x 3.63)

Window to the rear aspect, built in wardrobes, bedside cabinets, a dressing table unit with drawers and a radiator.

Bedroom Two 11'11" x 12'7" (3.64 x 3.86)

En Suite

" Jack and Jill" style access from both bedrooms, there is a plumbed shower unit within an independent enclosure, wash hand basin within a vanity unit, a low level wc and a radiator.

Gardens

To the front of the property is a ..... and to the rear is a garden of enviable proportion, laid mainly to lawn with a small orchard and there is a paved patio seating area.

Single Garage

Accessible via a private side driveway which can also accommodate off street parking for a number of vehicles.

Council Tax

Hull City Council - 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.

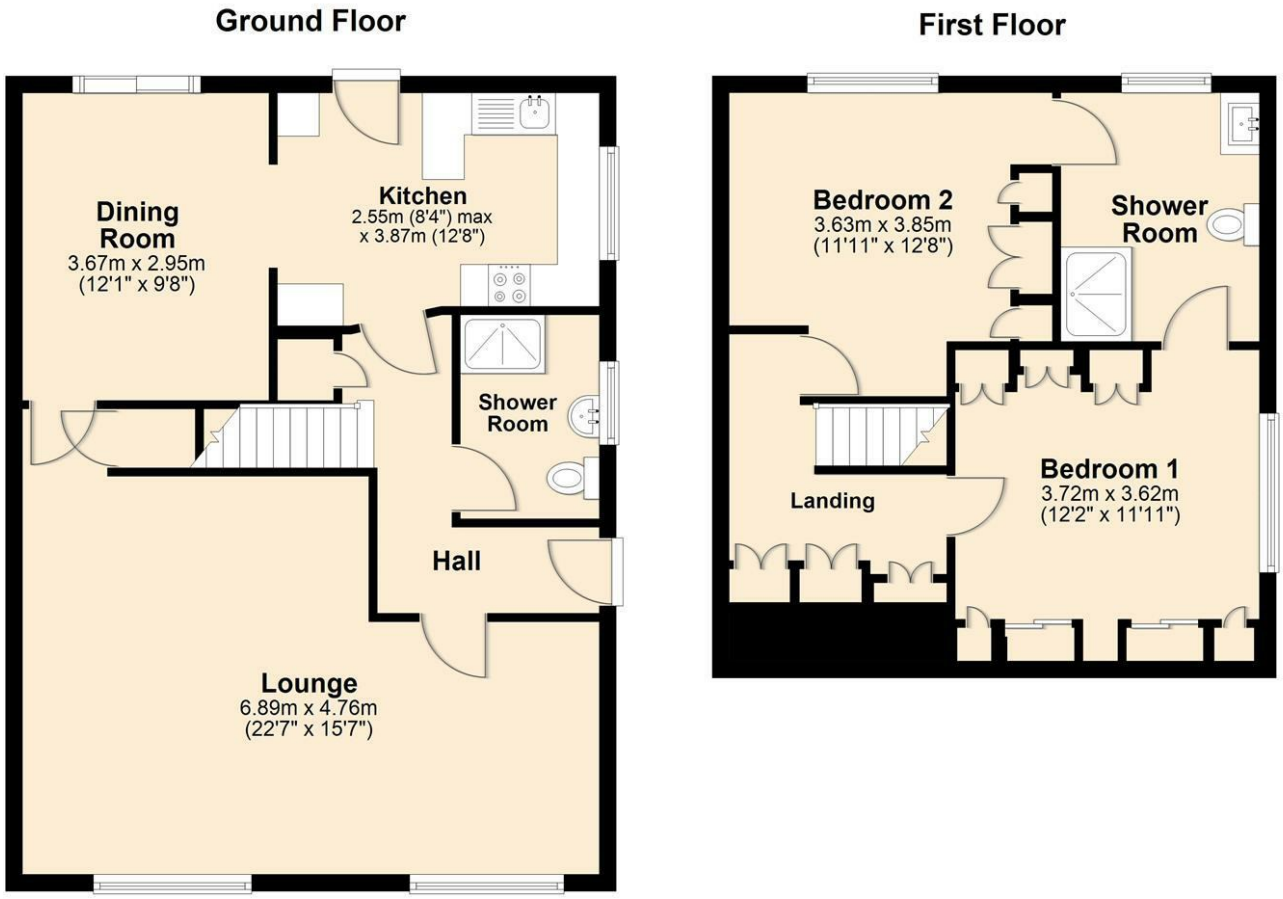
Material Information:

Construction - Brick under a tiled roof
Conservation Area - No
Flood Risk -Very low
Mobile Coverage/Signal -Yes
Broadband - Yes
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

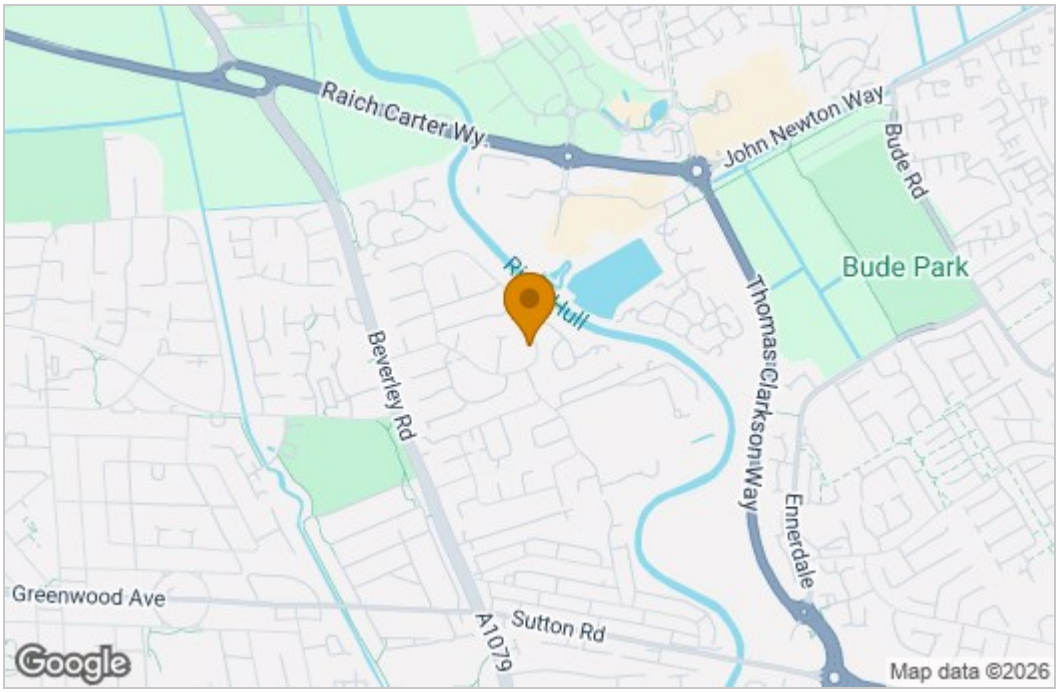
Whitakers Estate Agent Declaration:

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.

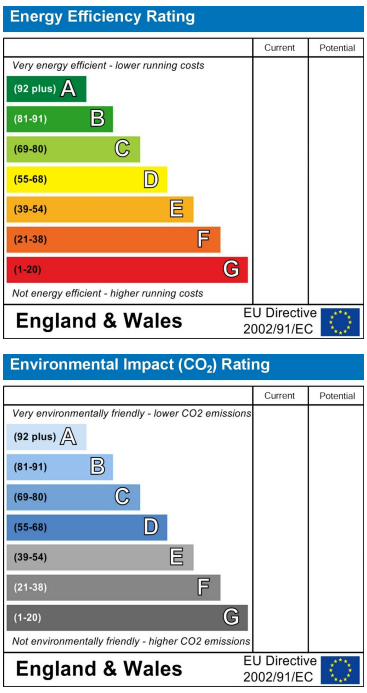
Floor Plan



Area Map



Energy Efficiency Graph



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86 Church Street, Sutton On Hull, HU7 4TD
Tel: 01482 877177 Email: sutton@whitakers.co.uk https://www.whitakers.co.uk