

Whitakers

Estate Agents



131 Howdale Road, Hull, HU8 9JY

Offers Over £159,950

SITUATED ON THE EVER POPULAR HOWDALE ROAD AND HANDILY PLACED FOR ALL OF THE EXCELLENT AMENITIES THAT SUTTON-ON-HULL HAS TO OFFER, THIS MODERN STYLE SEMI DETACHED HOUSE OFFERS AN IDEAL OPPORTUNITY FOR THE FIRST TIME BUYER, THE SMALL FAMILY OR THE PURCHASER LOOKING TO DOWN SIZE.

BRIEFLY COMPRISING ENTRANCE HALL, LOUNGE, FITTED KITCHEN WITH APPLIANCES THROUGH TO A CONSERVATORY, TWO FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A CONTEMPORARY SHOWER ROOM, THE PROPERTY HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING. ENJOYING A SOUTH FACING REAR GARDEN AND A DRIVEWAY FOR OFF STREET CAR PARKING AMENITIES, THE PROPERTY IS WELL PRESENTED AND APPOINTMENTS TO VIEW ARE INVITED.

Lounge 17'0" x 12'0" (5.20 x 3.66)



Window to the front aspect, staircase off, a feature electric fire giving a lovely ambience, radiator and a useful under stairs storage cupboard.

Fitted Kitchen 6'10" x 11'10" (2.09 x 3.63)



An attractive 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. Partially tiled walls, plumbing for an automatic washing machine and integrated appliances include an electric oven, four ring gas hob and an over head filter canopy. Opens to;

Entrance Hall

With a radiator, giving access to:

Conservatory 6'10" x 11'10" (2.10 x 3.63)



With French Doors giving access to the rear garden, spotlights to the ceiling and a radiator.

Bedroom One 8'11" x 11'11" (2.74 x 3.65)



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

Bedroom Two 9'9" x 11'11" (2.99 x 3.65)



Window to the rear aspect, fitted wardrobes and a radiator.

Shower Room



Of contemporary design comprising an electric shower unit within a walk in enclosure with double shower tray, a wash hand basin within a vanity unit and a low level wc. Tiled floor and partially tiled walls

Gardens



To the front of the property is an open plan garden and to the rear is an enclosed garden, laid to decorative aggregates and a paved patio area. there is an outside tap and a garden storage shed with an electricity supply.

Side Driveway



Giving off street car parking amenities for multiple vehicles

Council Tax
Council Tax band B

EPC
EPC Rating D

Tenure
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.

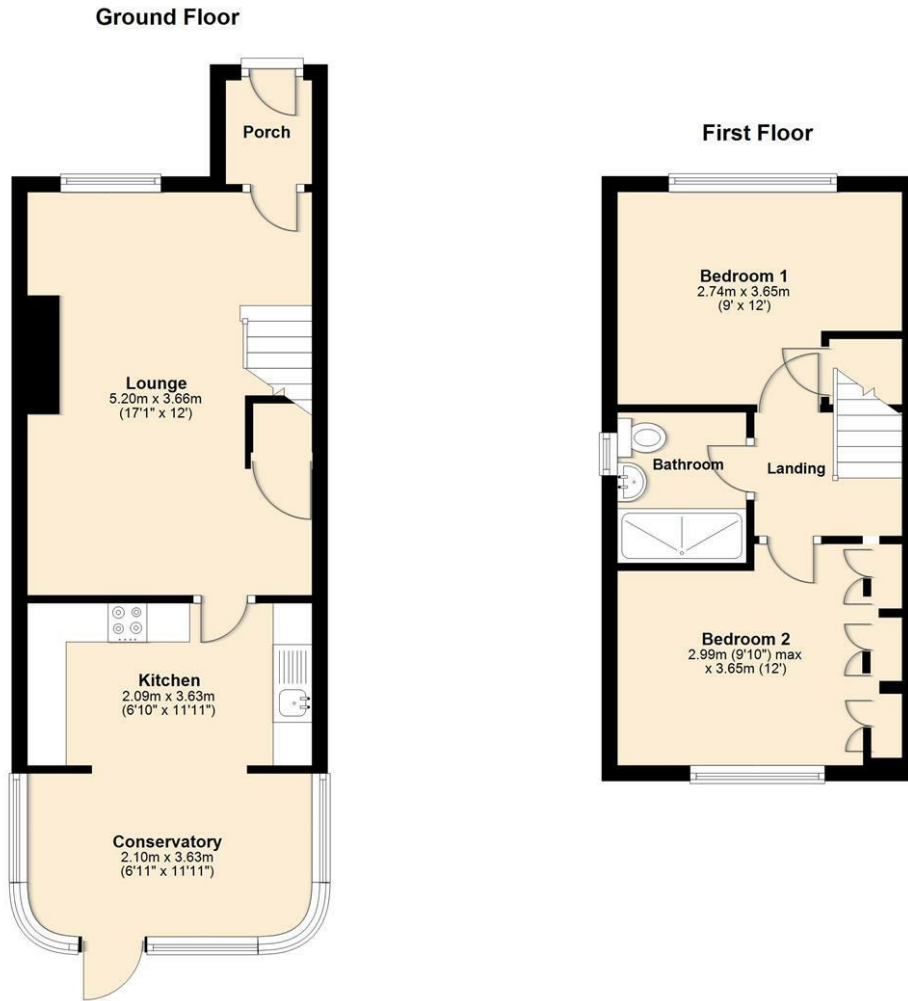
Whitakers Estate Agent Declaration:

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.

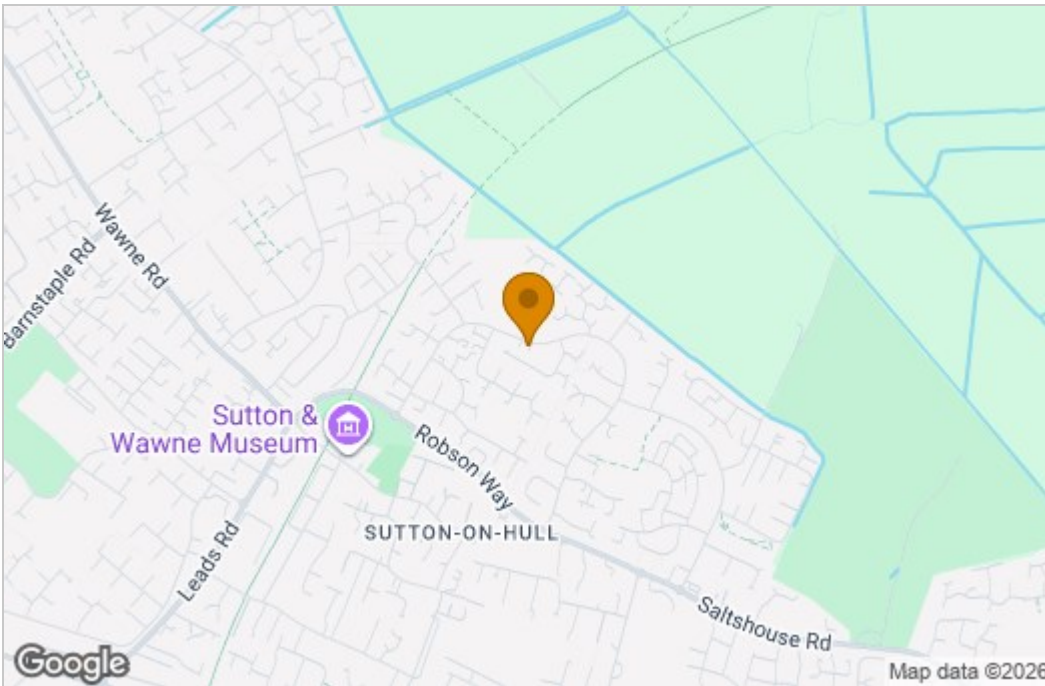
Material Information:

Construction - Brick under tiled roof
Conservation Area - No
Flood Risk -Very low
Mobile Coverage/Signal -EE/Vodafone/O2/Three
Broadband - Basic 2 Mbps Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

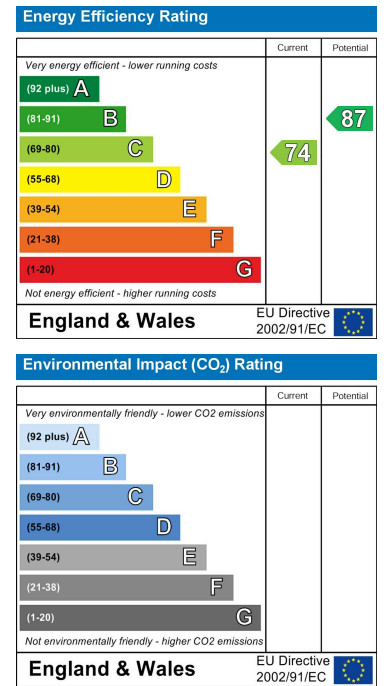
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.