

Whitakers

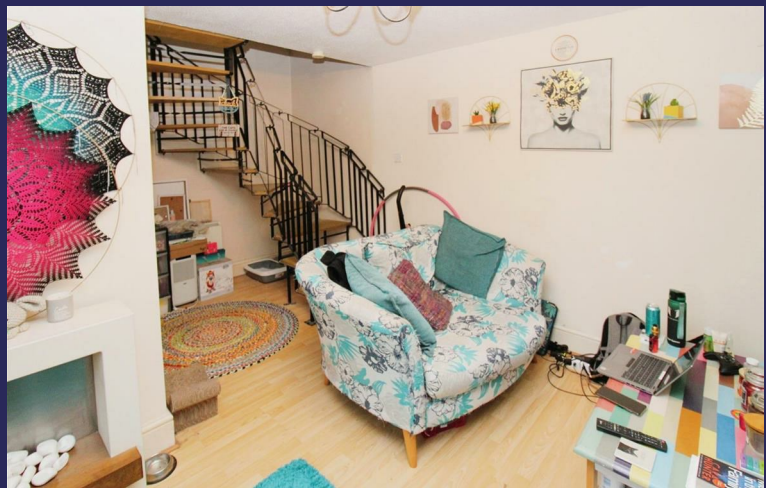
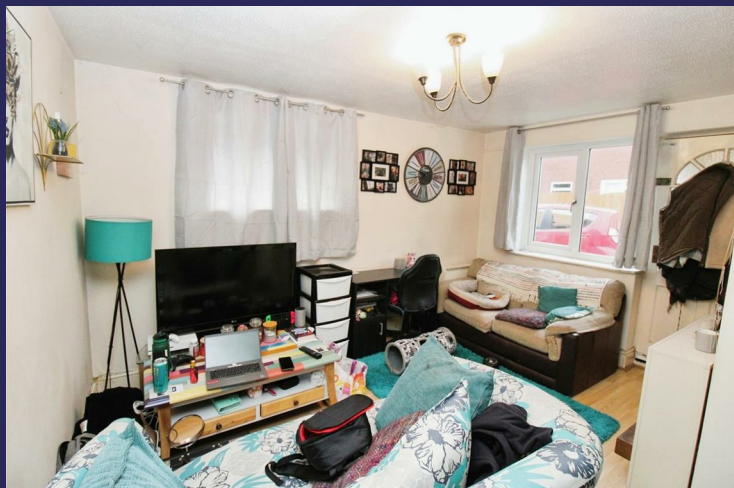
Estate Agents



5 Greenfield Garth

Beverley High Road, Hull, HU6 7YF

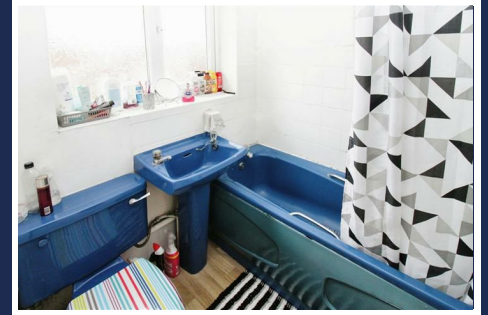
Guide price £72,000



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Storm Porch

Giving access to:

Lounge

15'7" x 13'3" max (4.76 x 4.05 max)

Being "L" shaped and housing a feature spiral staircase giving access to the first floor. Windows to two aspects, laminate flooring and an archway through to :

Kitchen

6'6" x 5'8" (1.99 x 1.74)

Window to the front aspect, fitted floor unit housing a stainless steel sink unit with mixer tap, partially tiled walls and plumbing for an automatic washing machine.

Bedroom

13'6" x 7'10" (4.14 x 2.39)

Windows to two aspects, fitted wardrobe and a built in storage cupboard

Bathroom

A blue suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Partially tiled walls and an electric shower unit over the bath.

Gardens

There are gardens to the front and side of the property

Car Parking

There is car parking space to the side of the property via a driveway.

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.

Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Medium

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

Broadband - Basic 7 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - Not applicable

Coalfield or Mining Area -Not applicable

Planning -No planning applications submitted

Whitakers Estate Agent Declaration:

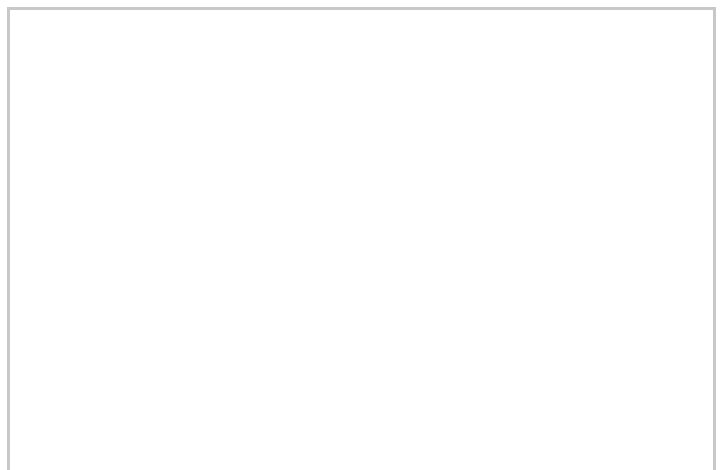
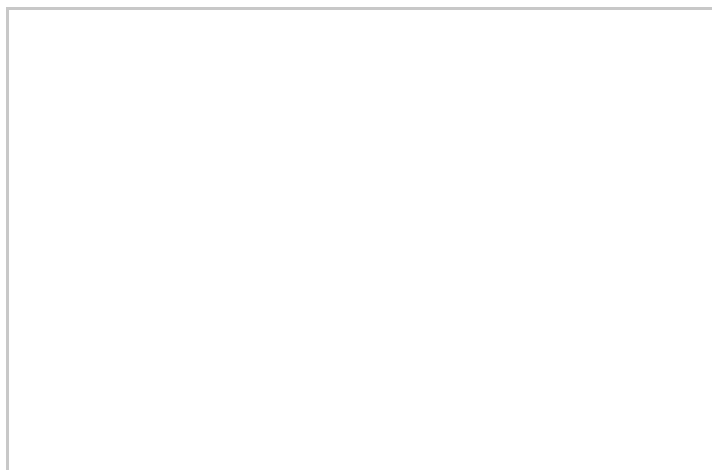
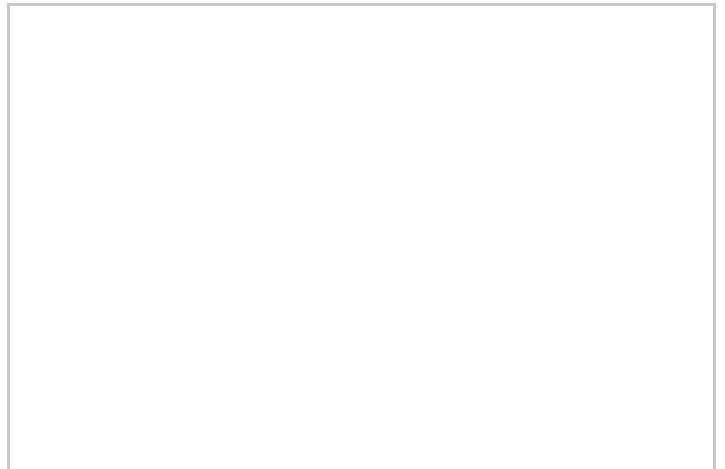
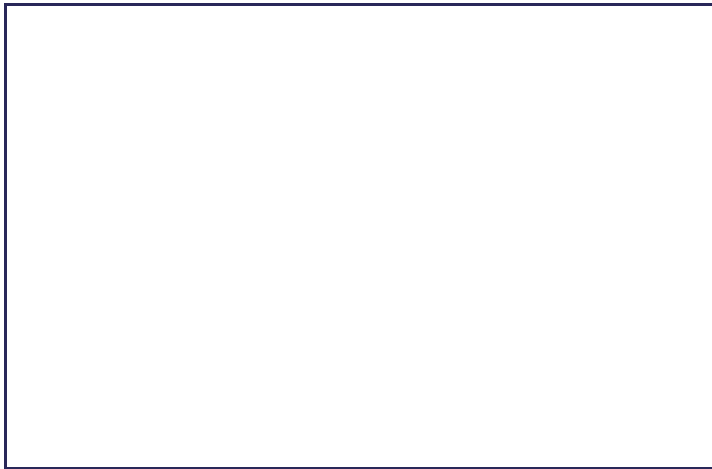
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Agents Notes:

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..



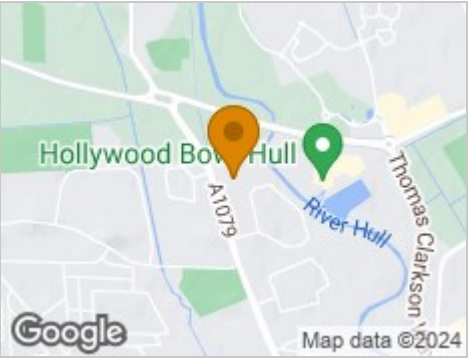
Road Map



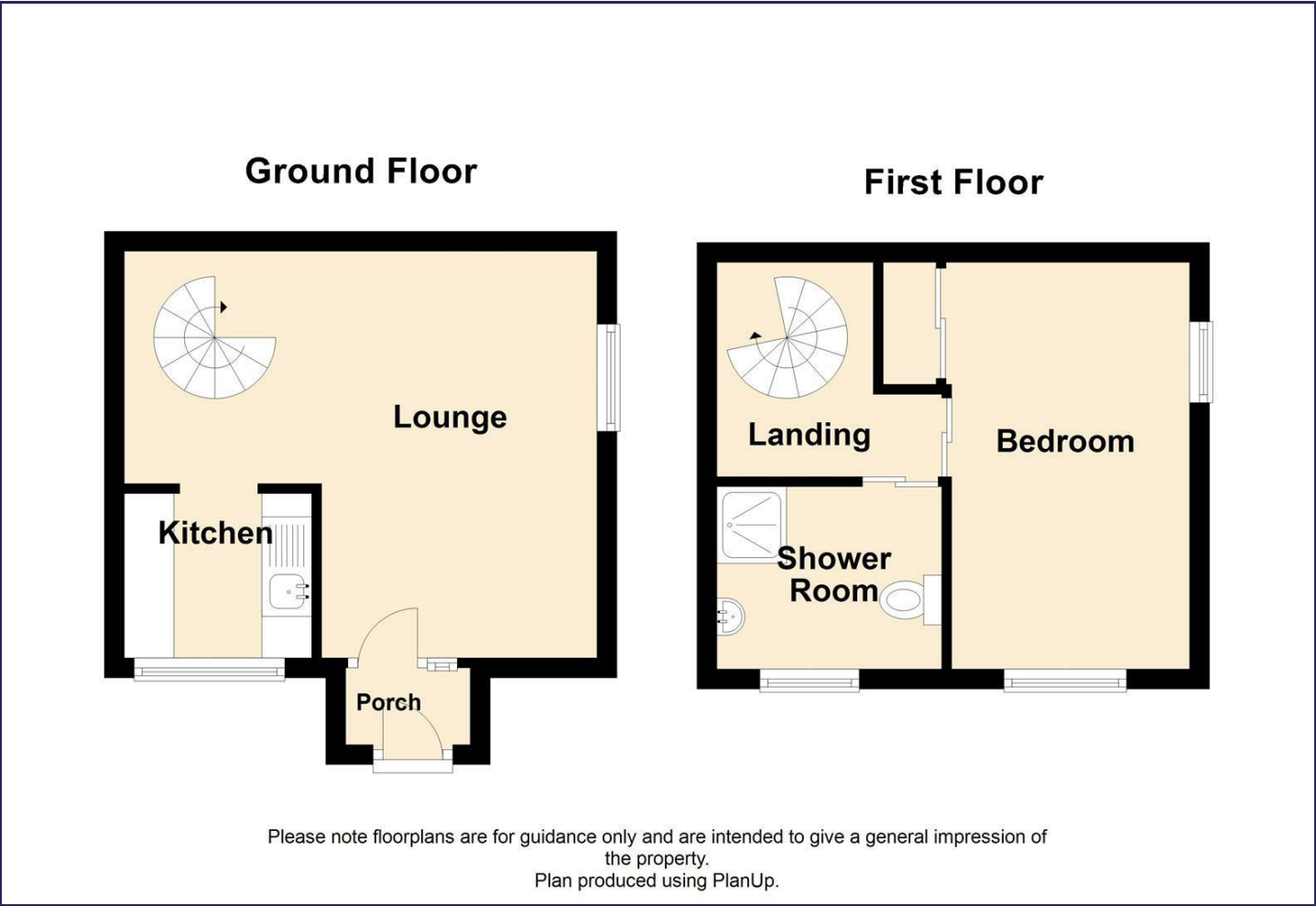
Hybrid Map



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.