

Whitakers

Estate Agents



6 Northgate, Hull, HU7 3DJ

Asking Price £140,000

This charming, modern 2 bedroom semi detached property is ideally located for the range of shops, leisure facilities, bars and restaurants on offer at both Kingswood Retail Park and the Village Green as well as the highly regarded primary and secondary schools and excellent transport links around the City!

Being immaculately presented, the property briefly comprises; entrance hallway, kitchen, lounge and downstairs cloakroom to the ground floor, whilst there are 2 double bedrooms and a family bathroom to the first floor.

Also benefitting from a lovely enclosed rear garden, allocated parking, gas central heating and UPVC double glazing, the property will appeal to first time buyers and downsizers alike and internal viewing is recommended!

The accommodation comprises

Entrance Hallway



Spacious entrance hall with laminate flooring, central heating radiator and stairs to first floor.

Kitchen 10'5 x 5'7 max (3.18m x 1.70m max)



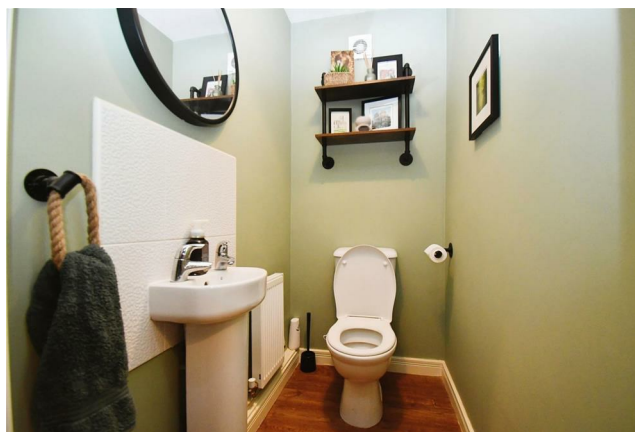
With a range of modern fitted wall and base units, contrasting work surfaces and tiled splash backs. Electric oven and gas hob with overhead extractor fan, stainless steel sink and drainer unit, plumbing for automatic washing machine and space for fridge freezer. Central heating radiator, ceiling spot lights and UPVC window to front aspect.

Lounge 12'7 x 11'7 max (3.84m x 3.53m max)



With carpeted flooring, French doors to rear garden, two central heating radiators, electric log burner style fire and under stairs storage cupboard.

Downstairs cloakroom



With low level wc, hand wash basin and central heating radiator.

First Floor Landing

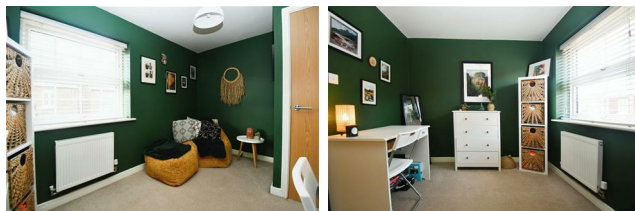
Stairs from entrance hallway to first floor landing with carpet and loft hatch to boarded loft space.

Bedroom One 11'7 x 10'9 (3.53m x 3.28m)



Generously sized UPVC window to rear aspect, carpeted flooring and central heating radiator

Bedroom Two 11'7 x 7'5 max (3.53m x 2.26m max)



Second double bedroom with UPVC window to front aspect, carpeted flooring, storage cupboard and central heating radiator.

Bathroom 8'4 x 5' (2.54m x 1.52m)



Modern fitted bathroom with low-level WC, pedestal handbasin, panelled bath with overhead mains shower and fitted shower screen, tiling to water sensitive areas.

Outside



To the front of the property is a pedestrian walkway and paved area leading to the front entrance door. To the rear is a lovely enclosed garden with decked and paved seating areas, artificial lawn, borders with an array of mature plants, shrubs and trees, storage shed and gate access to rear and allocated parking space.

Tenure

The property is freehold

Council Tax

Council Tax band B

Kingston upon Hull City Council

EPC

EPC rating C

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.

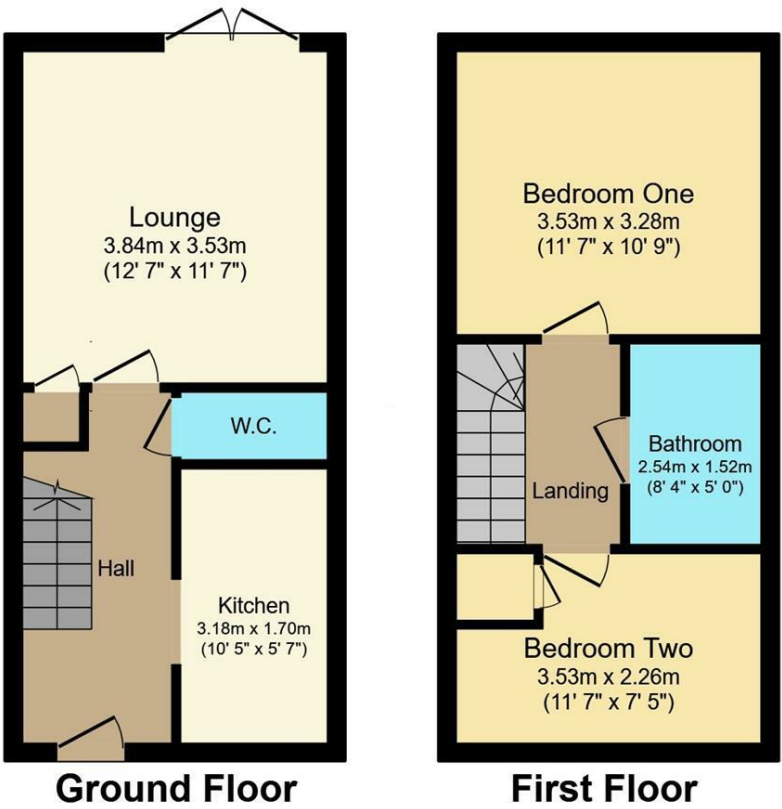
Free Market Appraisals/Valuations

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.

Floor Plan

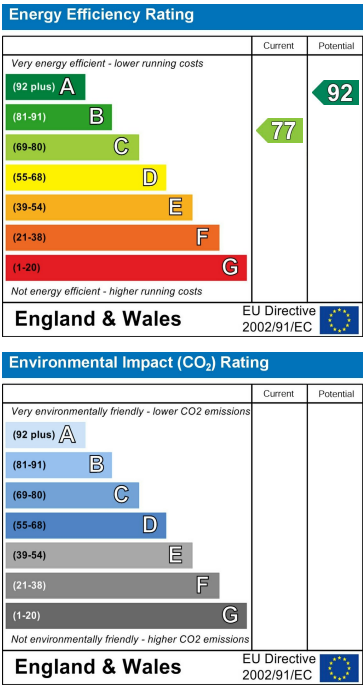


Total floor area 56.5 m² (608 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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