

Whitakers

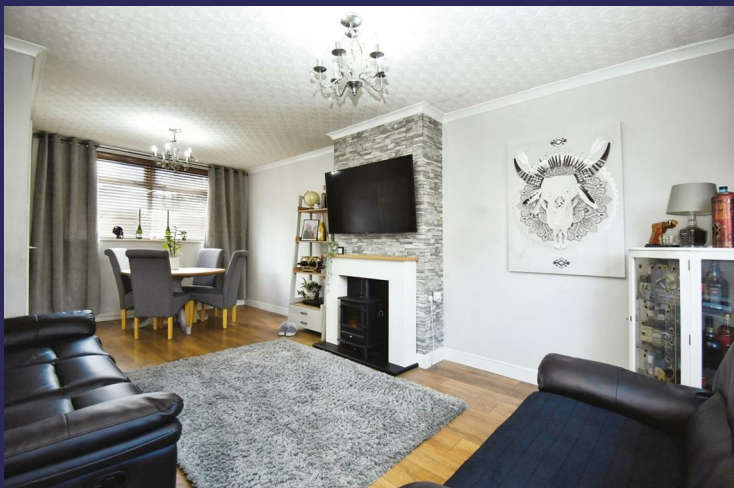
Estate Agents



134 Staveley Road

, Hull, HU9 4ST

Asking Price £120,000



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Entrance Hall

Attractive laminate flooring, a radiator, staircase off, and a useful under stairs storage cupboard.

Lounge

12'7" x 11'5" (3.85 x 3.50)

Window to the front aspect, laminate flooring continues, a feature fire surround and a radiator. Opens to :

Dining Area

9'6" x 8'4" (2.92 x 2.55)

Again, laminate flooring continues, window to the rear aspect and a radiator.

Kitchen

8'4" x 8'0" (2.55 x 2.45)

Fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit. Window to the rear aspect, built in storage cupboard, plumbing for an automatic washing machine, partially tiled walls, an extractor canopy and a radiator

First Floor Landing

With carpeted flooring, uPVC window to side aspect and stairs to loft room.

Bedroom One

10'5" x 9'4" (3.20 x 2.85)

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

Bedroom Two

8'8" x 11'5" min (2.65 x 3.50 min)

Window to the front aspect and a radiator.

Bathroom

A white suite to comprise panelled bath and a wash hand basin with a pedestal. Tiled walls, a built in storage cupboard and a radiator.

Separate WC

Having a white low level unit.

Loft Space

16'10" x 9'8" (5.15 x 2.95)

A very spacious loft area, having a "Veluxe" style window, spotlights to the ceiling and storage areas to the eaves.

Gardens

To the front of the property is a garden and to the rear a gardens of excellent proportion which is laid mainly to lawn and has the Griffin Primary School beyond

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.

Tel: 01482 877177

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 tiled roof

Conservation Area - No

Flood Risk -Low

Mobile Coverage/Signal - EE, Vodafone Three and O2

Broadband - Yes

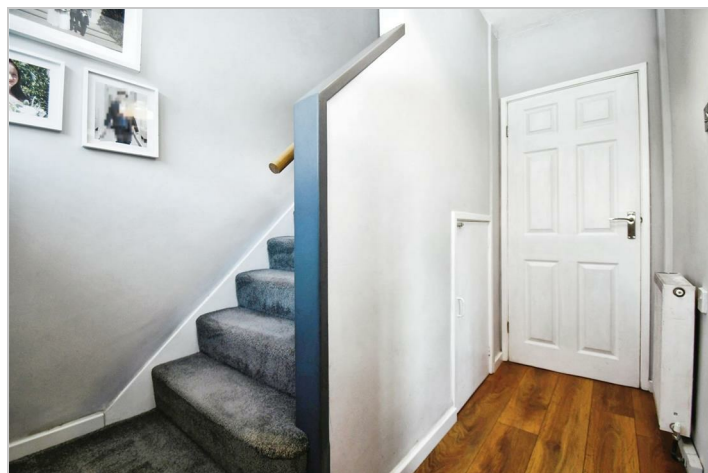
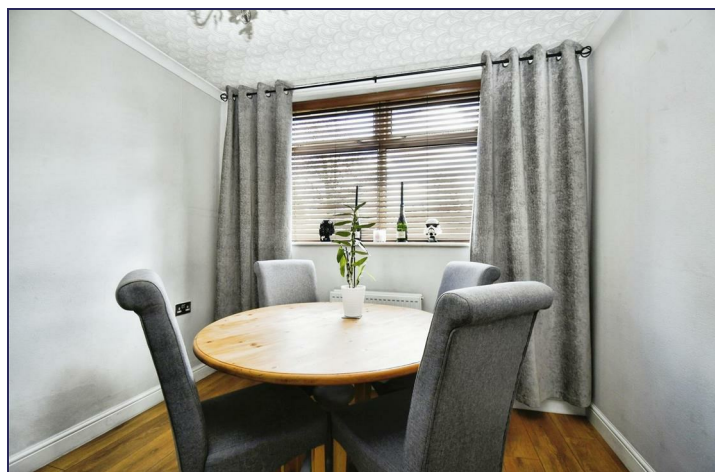
Coastal Erosion -No

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.



Road Map



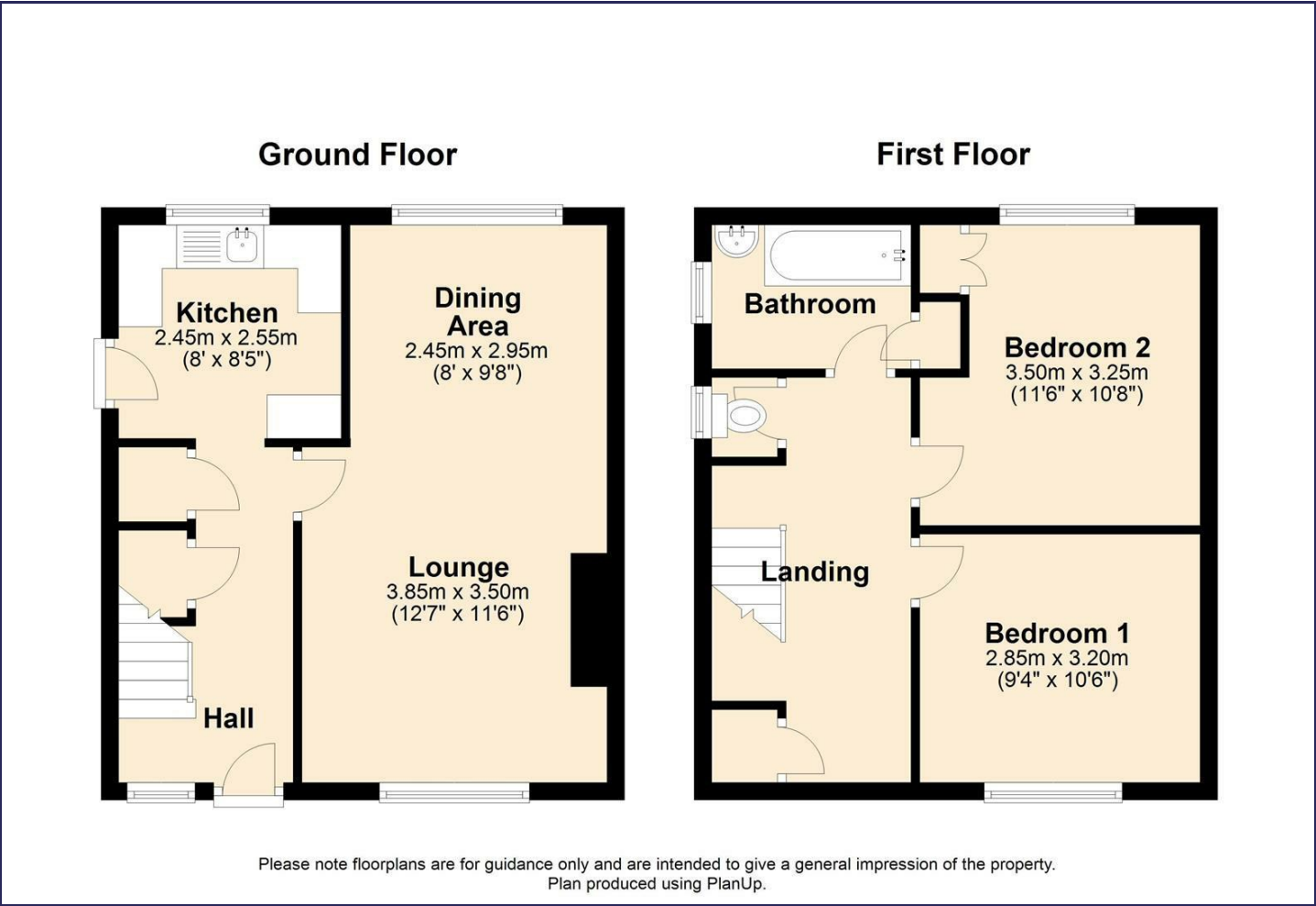
Hybrid Map



Terrain Map



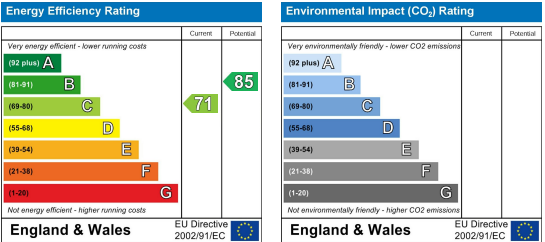
Floor Plan



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.