

# Whitakers

Estate Agents



**12 Savery Street, Hull, HU9 3BG**

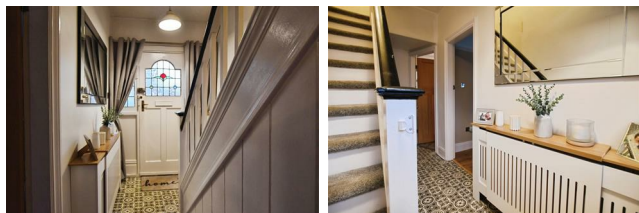
**£154,950**

SITUATED IN THIS VERY POULAR RESIDENTIAL AREA TO THE EAST OF THE CITY, HANDILY PLACED FOR THE EXCELLENT SHOPPING AMENITIES THAT HOLDERNESS ROAD HAS TO OFFER AND , OF COURSE, THE WOODFORD LEISURE CENTRE AND THE WONDERFUL EAST PARK, THIS TRADITIONAL STYLE MID TERRACE HOME IS IDEALLY SUITED TO THE FAMILY LOOKING FOR THAT LITTLE BIT OF EXTRA ROOM. BRIEFLY AFFORDING ENTRANCE HALL, LOUNGE, DINING ROOM, FITTED KITCHEN WITH APPLIANCES, A GROUND FLOOR BATHROOM AND THREE FIRST FLOOR BEDROOMS,. THE PROPERTY HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING AND ENJOYS A REAR GARDEN OF GOOD PROPORTION AND OFF STREET CAR PARKING AMENITIES TO THE FRONT. APPOINTMENTS TO VIEW INTERNALLY ARE ENCOURAGED.



## Ground Floor

### Entrance Hall



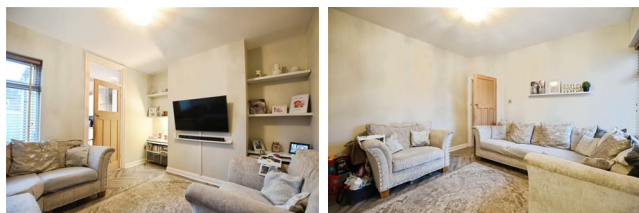
Attractive tile effect flooring, staircase off with useful under stairs storage cupboard and a radiator.

### Front Room



An angled bay window to the front aspect, feature fire place with Adam style surround and tiled inserts, laminate flooring and a radiator.

### Sitting Room



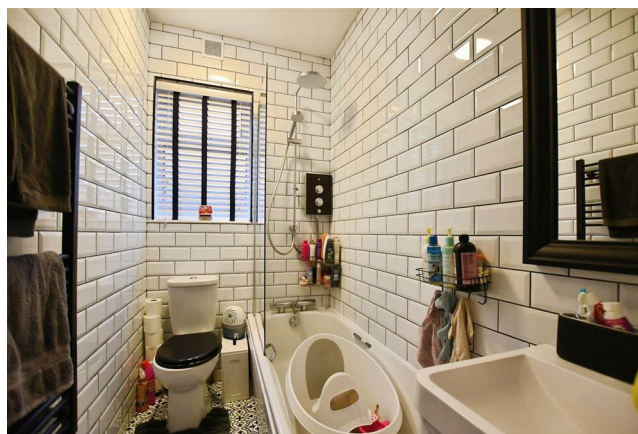
Window to the rear aspect, laminate flooring and a radiator.

### Fitted Kitchen



A good 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. Tiled floor and partially tiled walls,, plumbing for an automatic washing machine, windows the side and rear aspects, spotlights to the ceiling and integrated appliances include an electric oven, five ring gas hob and a stainless steel over head extractor canopy.

## Ground Floor Bathroom



A white suite to comprise panelled bath, wash hand basin within a vanity unit and a low level wc unit. Tiled walls and floor, a tall heated towel rail and there is an electric shower unit over the bath with a shower screen to the bath side.

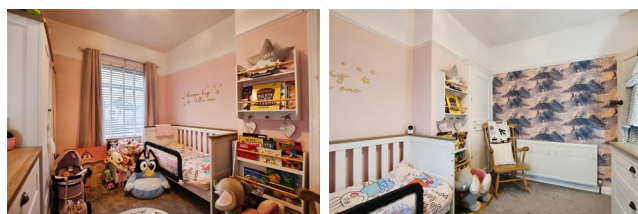
## First Floor

### Bedroom One



An angled bay window and a picture window to the front aspect and there is a feature fire place and a radiator.

### Bedroom Two



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

### Bedroom Three



Window to the rear aspect and a radiator.

### Outside



To the front of the property is a dropped kerbside allowing access to accommodate a vehicle for off street parking. To the rear is an enclosed garden, laid mainly to lawn with a decking seating area and there is a garden shed.

### Hull City Council

Hull City Council - Band 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 tiled roof

Conservation Area - No

Flood Risk -Very low

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

Broadband - Basic 6 Mbps Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

Planning -No

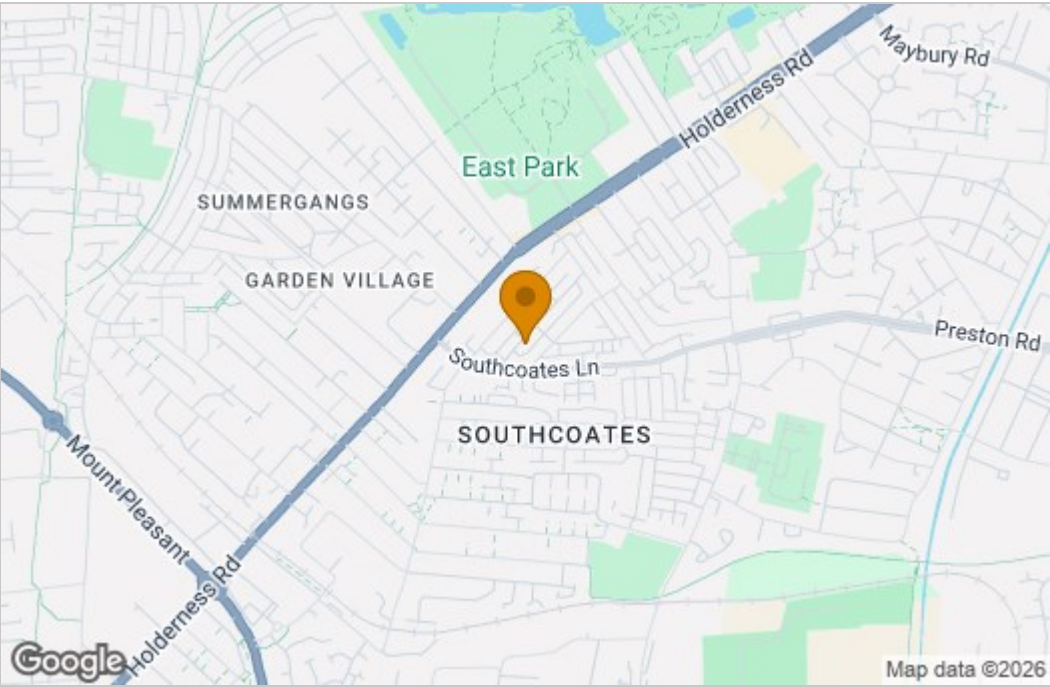
### Whitakers Estate Agent Declaration:

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.

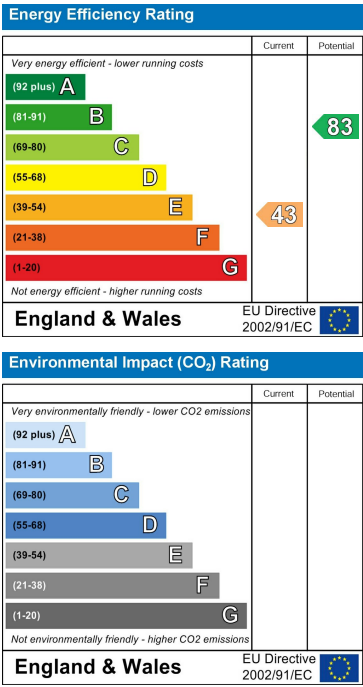
Floor Plan



Area Map



Energy Efficiency Graph



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.