

# Whitakers

Estate Agents



## 148 Marsdale, Hull, HU7 4AQ

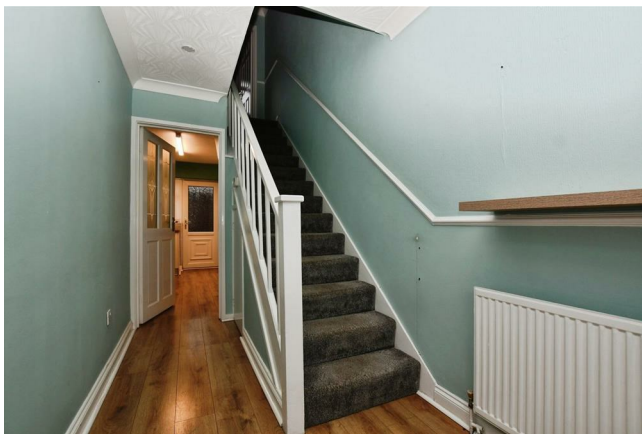
**£134,950**

SITUATED ON THE FAMILY FRIENDLY SUTTON PARK DEVELOPMENT, JUST A STROLL FROM LOCAL PRIMARY SCHOOLS AND WITHIN EASY REACH OF ALL OF THE SHOPPING AND LEISURE AMENITIES THAT KINGSWOOD HAS TO OFFER, THIS MODERN STYLE MID TERRACE HOUSE TICKS ALL OF THE BOXES REQUIRED BY THE GROWING FAMILY UNIT.

THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE, DINING ROOM, FITTED KITCHEN WITH APPLIANCES, THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

SET WITHIN PLEASANT ENCLOSED GARDENS AND HAVING A GARAGE, THE PROPERTY IS WELL PRESENTED AND APPOINTMENTS TO VIEW INTERNALLY ARE ENCOURAGED.

## Entrance Hall



Attractive laminate flooring, staircase off and a radiator.

## Lounge 14'4" x 11'7" (4.37 x 3.54)



Laminate flooring continues, window to the front aspect and a radiator.

## Dining Room 9'3" x 8'5" (2.82 x 2.57)



Laminate flooring, window to the rear aspect and a radiator.

## Kitchen 12'5" x 9'0" (3.79 x 2.75)



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Window to the rear aspect, laminate flooring, partially tiled walls, a radiator and integrated appliances include an electric oven, electric hob and a stainless steel over head extractor canopy.

## Bedroom One 12'11" x 10'1" (3.95 x 3.09)



Window to the front aspect and a radiator

## Bedroom Two 10'8" x 10'11" (3.27 x 3.33)



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

## Bedroom Three 9'11" x 7'6" (3.03 x 2.30)



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

## Bathroom



A white suite to comprise panelled bath, wash hand basin within a vanity unit and a dual flush low level wc. There is a mixer shower attachment to the bath, shower screen to the bath side and a radiator.

## Landing

## Gardens



There are pleasant enclosed gardens to the front and rear of the property

## Garage



Accessible at the rear of the property is a single concrete sectional garage which has an electricity supply

## Tenure

### Council Tax

Hull City Council - band A

## EPC

### 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.

### 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.

### 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 - Standard

Conservation Area - Not applicable

Flood Risk - Very low

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

Broadband - Basic 14 Mbps Ultrafast 1000 Mbps

Coastal Erosion - Not applicable

Coalfield or Mining Area - Not applicable

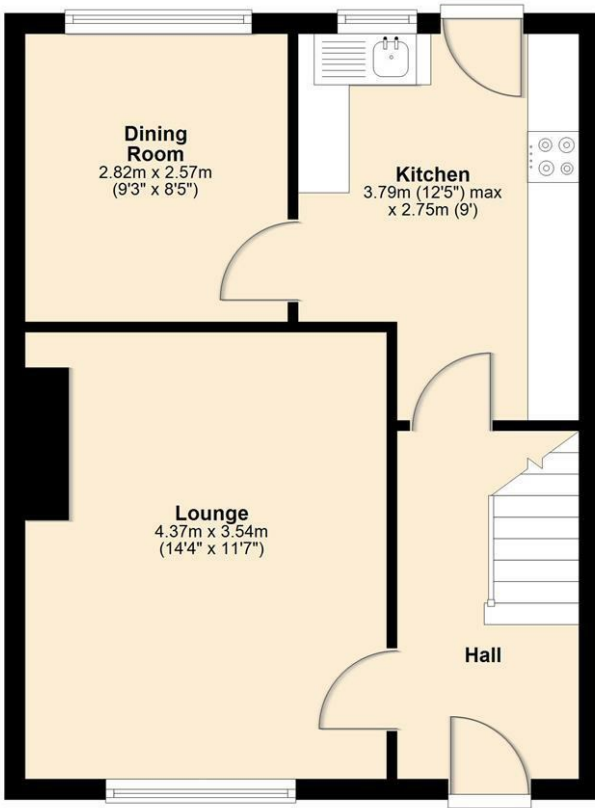
Planning - applications have been made to properties in the vicinity but not applicable to this property

### Whitakers Estate Agent Declaration:

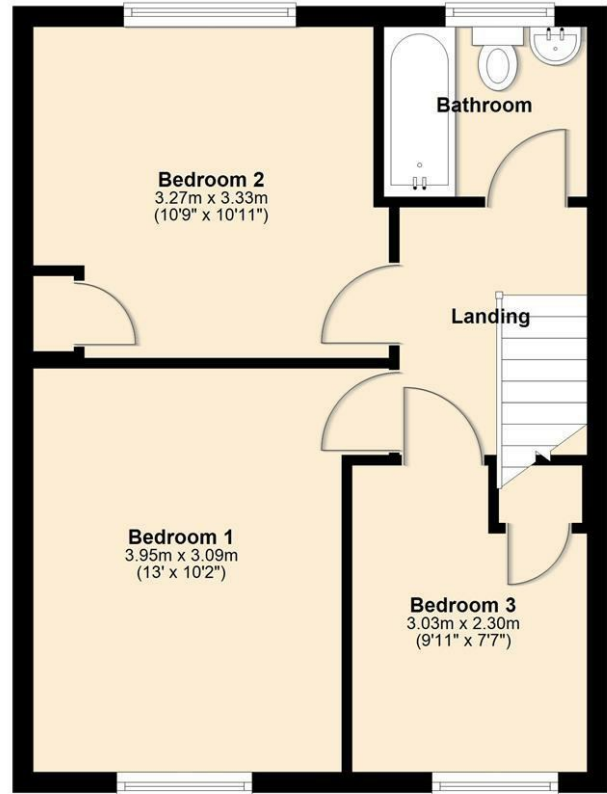
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# Floor Plan

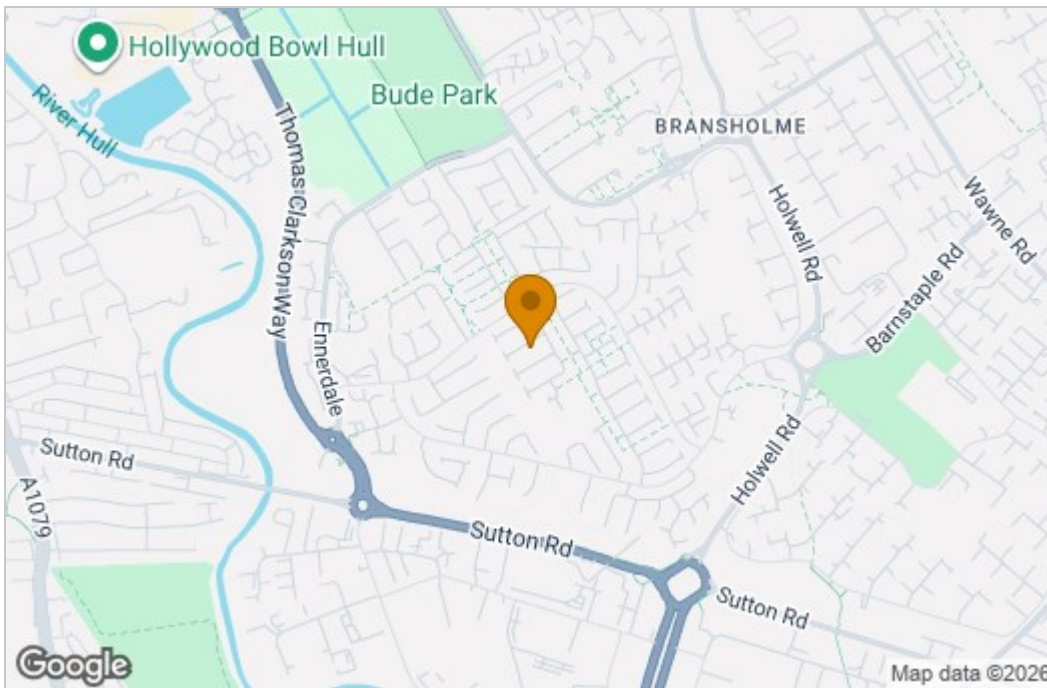
## Ground Floor



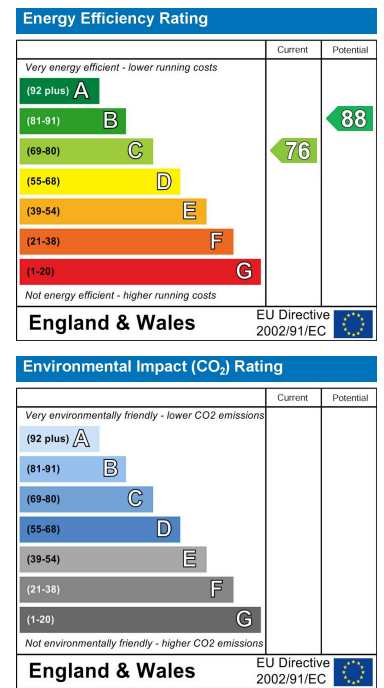
## First Floor



# 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.