

Whitakers

Estate Agents



103 Green Island, Hull, HU11 4EP

Offers Over £155,000

Whitakers are delighted to bring this immaculately presented and maintained 2 bedroom semi detached home to the market.

Located on the ever popular Fleet Estate in Bilton and well placed for local amenities and transport links, the property briefly comprises, entrance porch, Lounge and dining kitchen to the ground floor whilst to the first floor there are 2 bedrooms and modern recently installed shower room.

Also benefiting from front and rear gardens, off road parking, detached garage, gas central heating and UPVC double glazing, the property will appeal to first time buyers and downsizers alike, hence early viewing is recommended!

The Accommodation comprises:

Entrance Hall

Upvc double glazed entrance door and window, central heating radiator, coved ceiling and polished hardwood flooring. Leads to:

Lounge 15'2" x 12'10" max (4.64 x 3.92 max)



Upvc double glazed window to the front elevation, polished hardwood flooring, twin central heating radiators, feature fireplace with a marbled back and hearth and a living flame gas fire, coved ceiling, staircase to landing off and an under stairs storage cupboard.

Dining Kitchen 15'2" x 9'7" max (4.64 x 2.94 max)



Upvc double glazed French windows leading to the rear garden and a Upvc double glazed window to the rear aspect, central heating radiator, fitted with a range of base, wall and drawer units with fitted work surfaces and tiled splash backs, enamel single drainer sink unit with a mixer tap, split level oven and hob with a cooker hood over, plumbed for an automatic washing machine.

Landing

Upvc double glazed window, airing cupboard, coved ceiling and access to the loft space which has a pull down ladder and the gas combination central heating boiler.

Bedroom One 15'2" x 10'8" max (4.64 x 3.27 max)



Upvc double glazed window, central heating radiator, coved ceiling and a large storage cupboard.

Bedroom Two 12'1" x 9'3" max (3.69 x 2.82 max)



Upvc double glazed window, central heating radiator and a coved ceiling.

Shower room



Upvc double glazed window, towel rail central heating radiator, fully tiled walls and a panelled ceiling and fitted with a three piece bathroom suite comprising large shower cubicle, vanity wash basin and a WC, and downlighters.

Gardens



To the front of the property there is a block paved and gravelled garden providing off street parking and easy maintenance. A shared driveway leads to the garage. At the rear of the property there are further gardens and a patio with fencing to the surround.

Garage

Single pre cast concrete garage with an up and over door and Upvc double glazed side door.

Tenure

Freehold

Council Tax

Council Tax band B

Kingston upon Hull City Council

EPC

Awaited

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

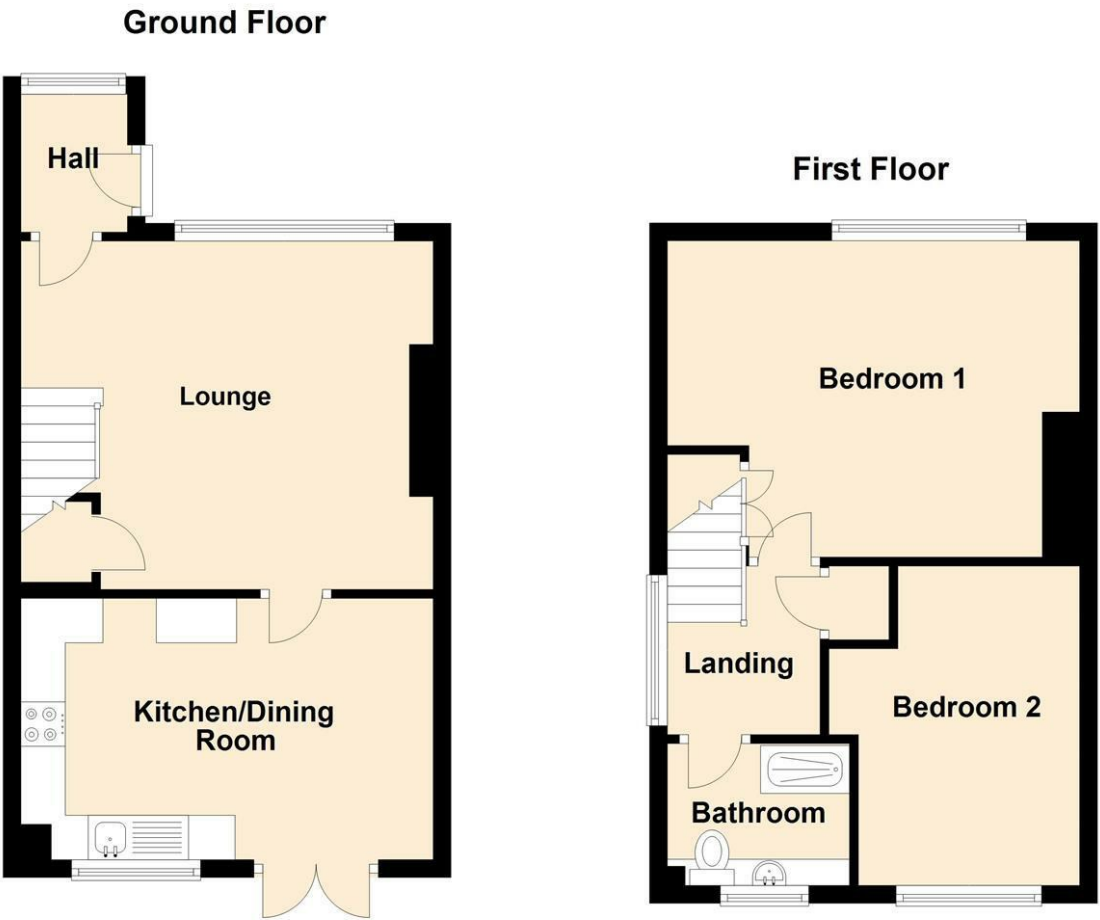
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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

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Floor Plan

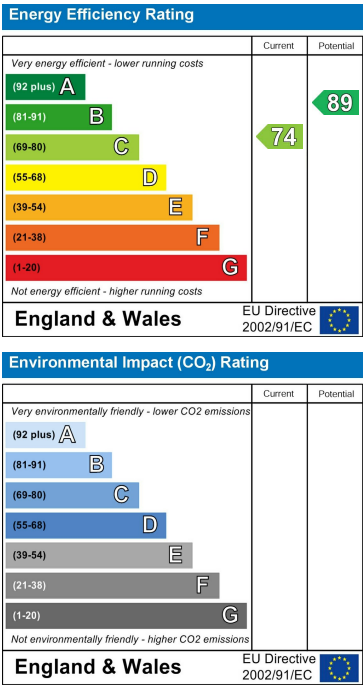


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.