

# Whitakers

Estate Agents



## 37 James Niven Court, Hull, HU9 3AQ

**£130,000**

SITUATED IN THIS POPULAR AREA, HANDILY PLACED FOR ALL OF THE EXCELLENT SHOPPING AND LEISURE AMENITIES THAT HOLDERNESS ROAD HAS TO OFFER, THIS MODERN STYLE SEMI DETACHED HOUSE WOULD IDEALLY SUIT THE FIRST TIME BUYER OR THE YOUNG FAMILY. ORIGINALLY PRESENTED AS A THREE BEDROOM BUT NOW AS A TWO WHICH CAN BE SIMPLY RE-CONVERTED, THE PROPERTY ALSO HAS AN ENTRANCE HALL, LOUNGE, FITTED DINING KITCHEN AND A FIRST FLOOR BATHROOM AND BOASTS A CONSERVATORY WHICH HAS ACCESS TO AN ATTRACTIVE REAR GARDEN OF GOOD PROPORTION. WITH GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THERE IS OFF STEET PARKING AVAILBLE AND FURTHER ENQUIRIES IN ORDER TO VIEW ARE ENCOURAGED.

Entrance Hall



Staircase off, laminate flooring and a radiator.

Lounge 15'1" x 10'4" (4.60 x 3.15)



Window to the front aspect, laminate flooring continues and a radiator.

Fitted Dining Kitchen 13'3" x 9'10" (4.05 x 3.00)



A 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 contemporary style radiator and integrated appliances include an electric oven, electric hob and a stainless steel over head extractor canopy. French Doors give access to;

Conservatory 11'3" x 10'7" (3.45 x 3.25)



Laminate flooring and French Doors giving access to the rear garden

Bedroom One 13'3" x 7'8" (4.05 x 2.35)



Window to the front aspect, laminate flooring, a radiator, built in wardrobe and a storage cupboard.

Bedroom Two 10'9" x 7'3" and 7'10" x 6'0" (3.30 x 2.21 and 2.40 x 1.85)



Originally bedrooms one and three and easily re-converted, There are two windows to the rear aspect, two radiators and laminate flooring.

## Bathroom



A white suite to comprise panelled shower bath and a wash hand basin and low level wc within a vanity unit. There is a plumbed shower unit over the bath and a chrome heated towel rail.

## Gardens



To the front of the property is a small garden laid to artificial lawn and block paving and to the rear an attractive garden laid to artificial lawn, a decking seating area, barbeque area, a summerhouse and a bicycle storage shed.

## Off Street Parking Amenities

There is an off street parking facility at the front of the property to the block paved area and vehicular access to the side of the property leads to double gates to the rear garden where there is a further car parking opportunity.

## Council Tax

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.

## 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.

## Material Information:

Construction - Brick under a tiled roof

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 7 Mbps Ultrafast 10000 Mbps

Coastal Erosion - No

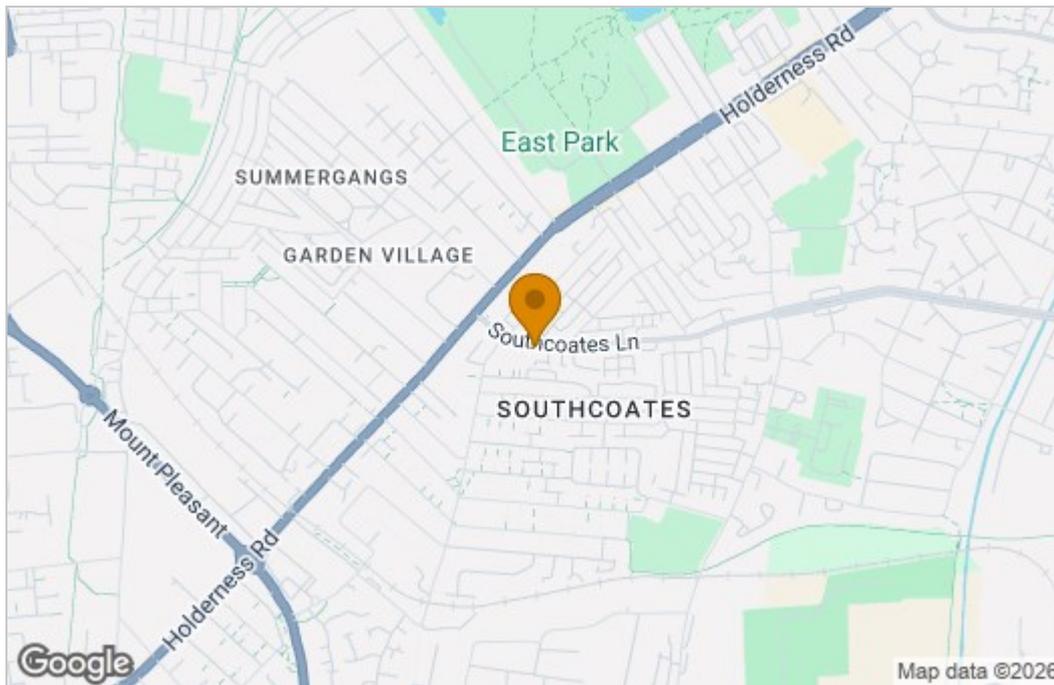
Coalfield or Mining Area -

Planning -No

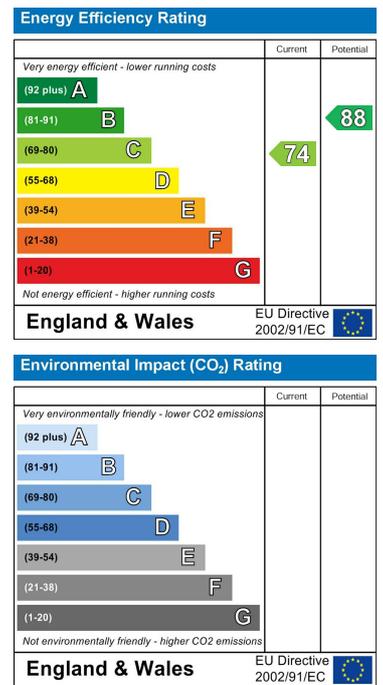
# Floor Plan



# Area Map



# Energy Efficiency Graph



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