

# Whitakers

Estate Agents

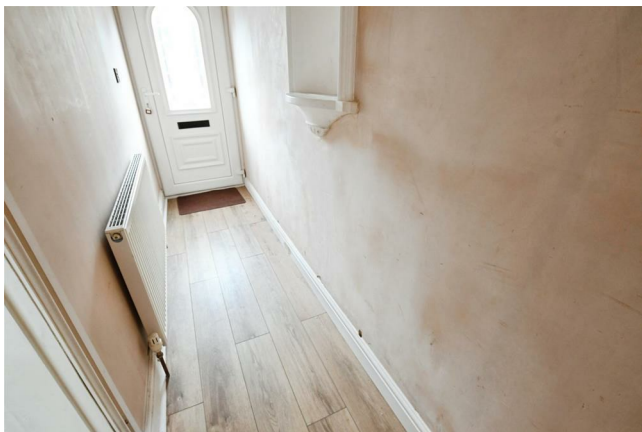


**748 Marfleet Lane, Hull, HU9 4TL**

**Asking Price £144,950**

SITUATED JUST OFF HOLDERNESS HIGH ROAD, HANDILY PLACED FOR THE EXCELLENT SHOPPING AMENITIES IT HAS TO OFFER AND OF COURSE, THE WOODFORD LEISURE CENTRE AND THE WONDERFUL EAST PARK, THIS TRADITIONAL STYLE MID TERRACE HOUSE IDEALLY SUITS THE FIRST TIME BUYER AND THE SMALL FAMILY. THE ACCOMMODATION BRIEFLY COMPRISES, ENTRANCE HALL, LOUNGE AND DINING AREA, FITTED KITCHEN WITH APPLIANCES, TWO BEDROOMS OF EXCELLENT PROPORTION AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING. SET WITHIN A FRONT DRIVEWAY WHICH CAN ACCOMMODATE TWO VEHICLES AND A PLEASANT REAR GARDEN ,THE PROPERTY BOASTS A GARAGE TO THE REAR AND APPOINTMENTS TO VIEW ARE WELCOME.

### Entrance hall



With timber flooring, a radiator and a staircase off Lounge



A square bay window to the front aspect, a radiator, ceiling rose and cornice to the ceiling surround. Gives access to:

### Dining Area



Window to the rear aspect, a radiator, ceiling rose, cornice to the ceiling surround and there is an Adam style fire surround, with marble effect back and hearth with a built in gas fire.

### Fitted Kitchen



A good range of fitted floor and wall units with

contrasting preparation surfaces having an inset ceramic sink unit with mixer tap. Window to the rear aspect and two windows to the side aspect allowing plenty of natural light, breakfast bar, plumbing for an automatic washing machine, a radiator, spotlights to the ceiling and integrated appliances include an electric oven, four ring gas hob and a fridge/freezer

### Bedroom One



Window to the front aspect and a radiator.

### Bedroom Two



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

## Bathroom



A coloured suite to comprise a panelled corner bath, wash hand basin with a pedestal and a low level wc. . A radiator and a shower unit over the bath.

## Outside



To the front of the property is a dropped kerb giving vehicular access for two cars via wrought iron gates. To the rear is garden which is laid to paved patio and there is vehicular access to the rear of the property to a single garage

## Council Tax

Hull City Council tax band B

## EPC

## Tenure

### 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 -Yes

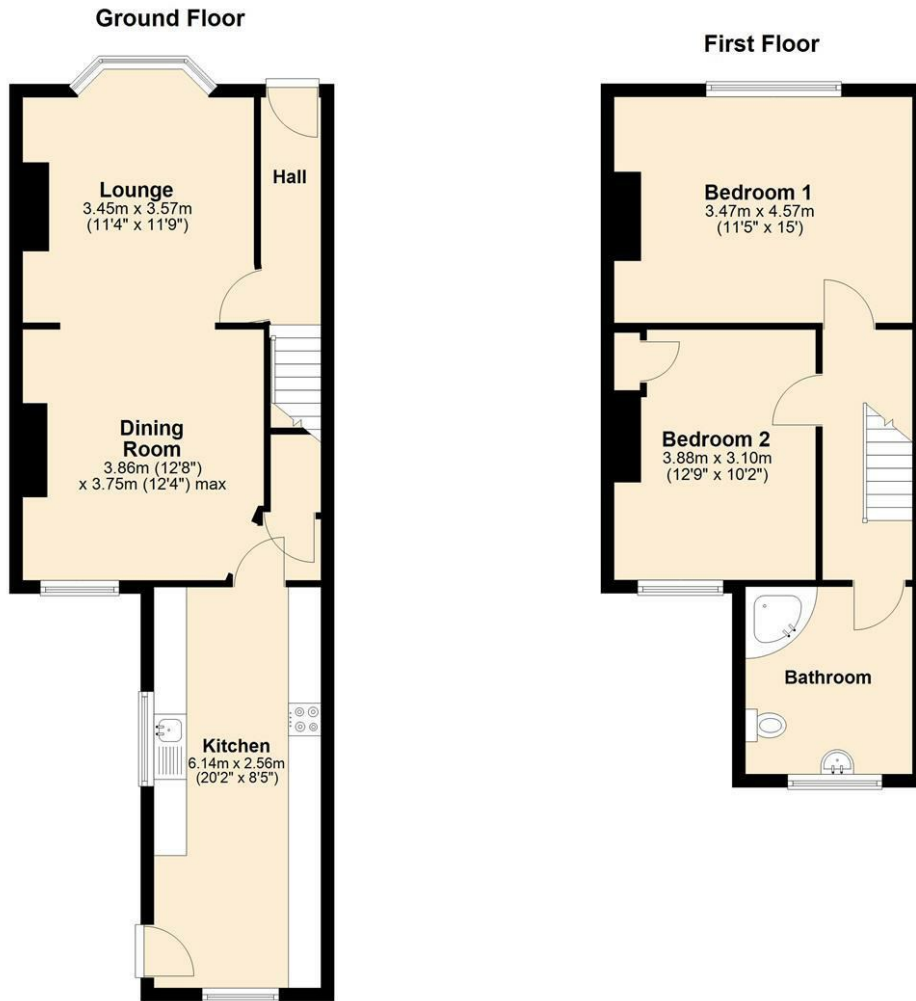
Broadband - Ultrafast 10000 Mbps

Coastal Erosion - No

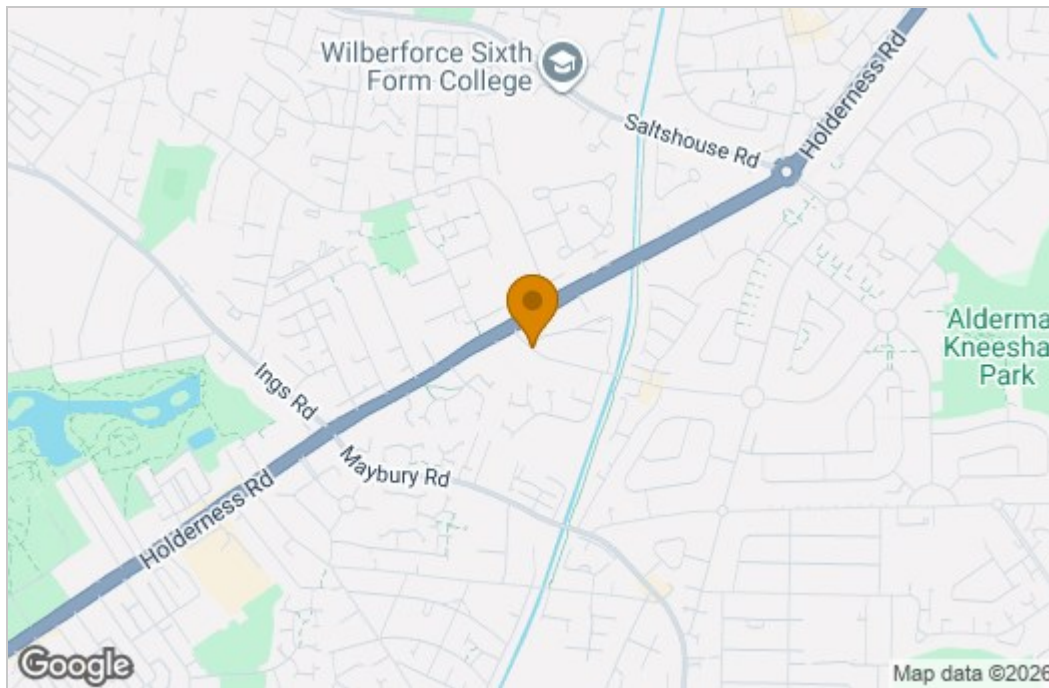
Coalfield or Mining Area -No

Planning -No

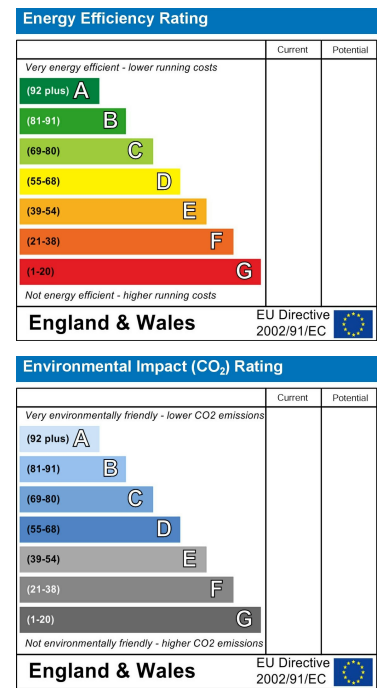
# Floor Plan



# Area Map



# Energy Efficiency Graph



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