

# Whitakers

Estate Agents



## 63 Southcoates Lane

, Kingston Upon Hull, HU9 3AX

Guide price £110,000



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## The Accommodation Comprises

### Entrance Hallway

UPVC door into entrance hallway with wall heater and stairs to first floor.

### Lounge

11'8 x 11'10 (3.56m x 3.61m)

UPVC front bay window, carpeted flooring and feature fireplace with living flame gas fire. Open through to.....

### Dining Room

11'4 x 13'3 (3.45m x 4.04m)

With carpeted flooring, feature fireplace with living flame gas fire, internal door and to.....

### Kitchen

13'1 x 12'7 (3.99m x 3.84m)

Fitted base units, stainless steel sink, UPVC windows to rear and side aspect UPVC patio doors to rear garden.

### Bathroom

8'4 x 4'8 (2.54m x 1.42m)

Bath with electric shower over, low flush wc and vanity sink unit with UPVC obscured glazed window to rear aspect.

### First Floor Landing

Stairs from entrance hallway rising to first floor landing.

### Bedroom One

13'8 x 18'3 max (4.17m x 5.56m max)

With UPVC walk in bay and separate UPVC window to front aspect and built in wardrobes.

### Bedroom Two

11'6 x 9'4 (3.51m x 2.84m)

With UPVC window to rear aspect and built in cupboard

### Bedroom Three

8'4 x 8'6 (2.54m x 2.59m)

With UPVC window to rear aspect.

### Outside

To the front of the property is a small fenced courtyard with mature plants and shrubs whilst to the rear is a lovely garden with lawn and an array of mature plants trees and shrubs with gate access to the rear tenfoot.

### Garage

Situated at the foot of the garden is the detached garage with up and over door and secondary gates to the rear tenfoot.

### Tenure

The property is 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.

#### Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Low

Mobile Coverage/Signal -

Broadband - Basic 11 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - None specific to the property

#### 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.



## Road Map



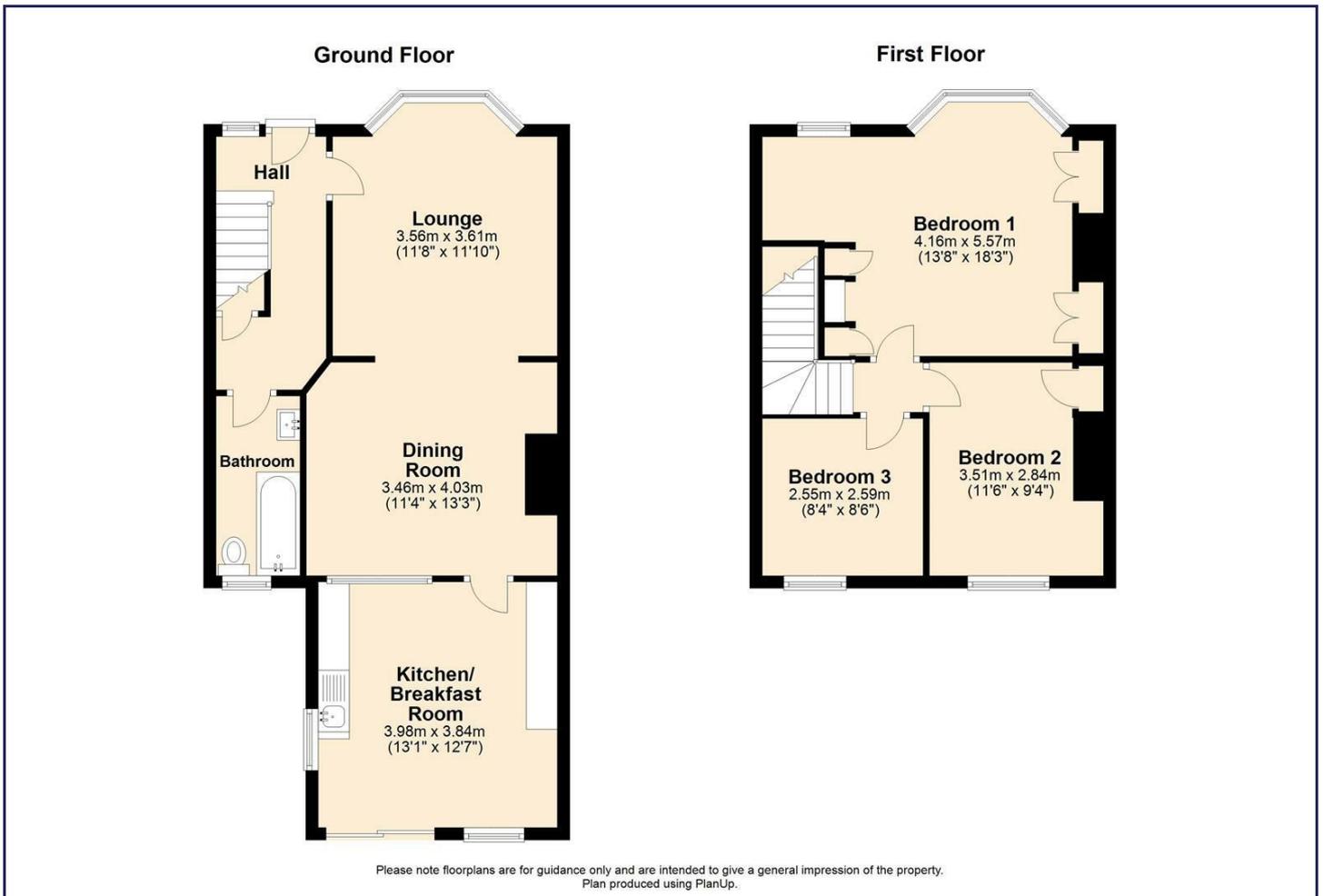
## Hybrid Map



## Terrain Map



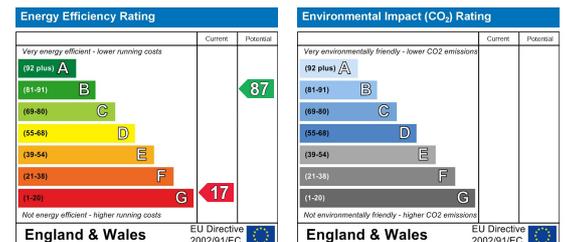
## Floor Plan



## Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

## 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.