

# Whitakers

Estate Agents



## 9 Holtby Close

, Hull, HU9 4AZ

Offers In The Region Of £90,000



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## The Accommodation Comprises

### Entrance Hallway

uPVC door into entrance hallway with laminate flooring, central heating radiator and under stair cupboard with stairs to first floor.

### Through Lounge/Dining Room

20'6 x 11'6 max (6.25m x 3.51m max)

With uPVC bow window to front aspect and uPVC window to rear aspect, laminate flooring, central heating radiator and fire place with inset electric fire.

### Kitchen

9'8 x 8'11 (2.95m x 2.72m)

With a range of fitted wall and base units, contrasting work surfaces and tiled splash-backs. Stainless steel sink/drainer, space for electric cooker, central heating radiator, laminate flooring, internal door into hallway, uPVC window to rear aspect and uPVC entrance door into....

### Rear Lobby

With uPVC wide windows and uPVC door into rear garden, internal door leads into.....

### Utility Area

7'6 x 5'9 (2.29m x 1.75m)

Brick built Utility/Storage room with uPVC window to rear and electric supply and lighting.

### First Floor Landing

Stairs from entrance hallway to first floor landing with carpeted flooring and uPVC side window.

### Bedroom One

9'3 x 15'1 (2.82m x 4.60m)

With two uPVC windows to front aspect, central heating radiator, carpeted flooring and built in storage cupboard.

### Bedroom Two

11' x 9'6 (3.35m x 2.90m)

With uPVC window to rear aspect, central heating radiator and carpeted flooring.

### Bathroom

5'7 x 5'8 (1.70m x 1.73m)

Walk in shower area with wall mounted electric shower and vanity hand wash basin. Wall tiling to water sensitive areas, central heating radiator and uPVC window to rear aspect.

### Separate WC

Low flush wc, half panelled walls and uPVC window to side aspect.

### Outside

The property sits at the foot of a pedestrian walkway and to the front is a lovely mature garden laid mainly to lawn with mature plants and bushes and wrought iron fencing and hedging to perimeters. To the rear of the property is an enclosed low maintenance garden with paved patio areas, storage shed and fencing to perimeters.

### Tenure

The property is Freehold

### Council Tax

Council Tax band A

Kingston upon Hull City Council

Tel: 01482 877177

## EPC

EPC rating D

### 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 - Very Low

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

Broadband - Basic 11 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

### Whitakers Estate Agent Declaration:

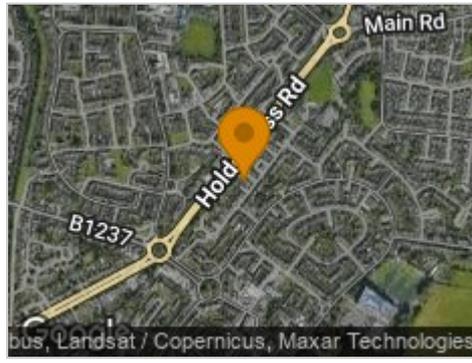
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.



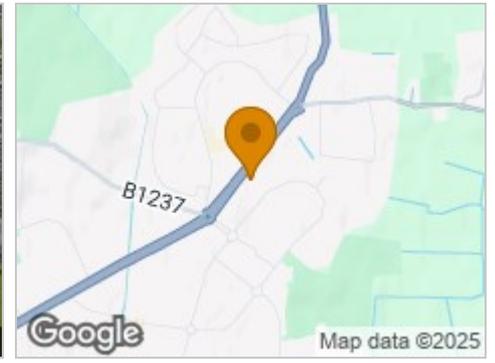
## Road Map



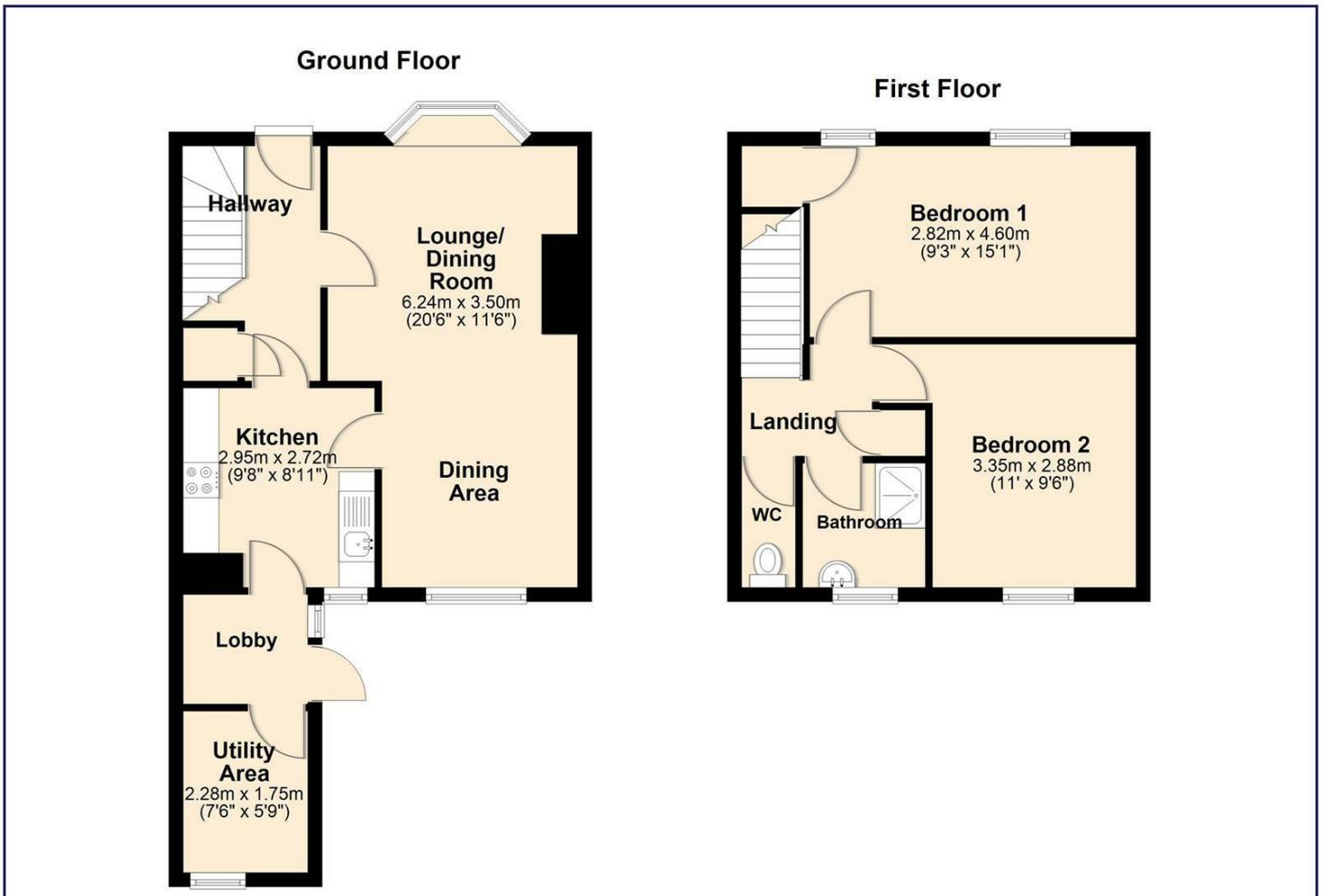
## Hybrid Map



## Terrain Map



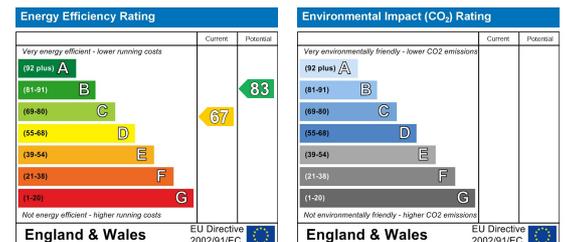
## Floor Plan



## 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.