Whitakers
Estate Agents

22 Compass Road

, Hull, HU6 7AH

Asking Price £164,950

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Entrance Porch

Lounge
Window to the front aspect, feature fireplace and a radiator.

Inner hall
Having a radiator and giving access to:

Kitchen
Fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel double drainer sink unit with mixer tap. Windows to rear and side aspects, built in storage cupboard and plumbing for an automatic washing macine.

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

Bedroom Two
Window to the side aspect and a radiator

Bathroom
A white suite to comprise panelled bath and wash hand basin with a pedestal. There is an electric shower unit over the bath, partially tiled walls and a radiator.

Separate WC
A low level unit and half tiled walls.

Gardens
To the front of the property is a garden laid to paved patio and to the rear a garden laid to lawn with fruit trees and a paved patio area.

Garage
As side driveway gives access to a single garage.

Tenure
This property is freehold

Council Tax
Hull city council - band B

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 under a tiled roof
Conservation Area - No

Flood Risk -Low
Mobile Coverage/Signal -EE, Vodafone, Three and O2
Broadband - EE, Three, Vodafone and O2
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

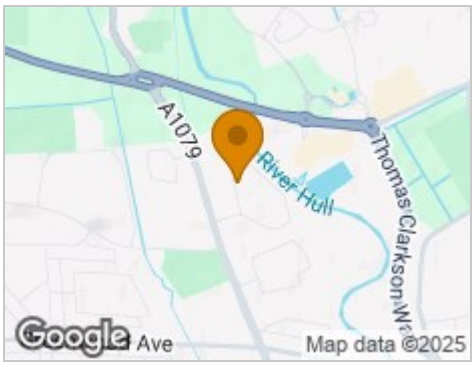
Whitakers Estate Agent Declaration:

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

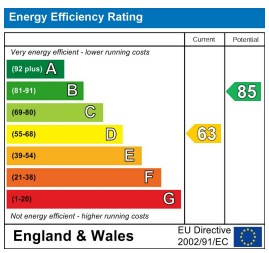


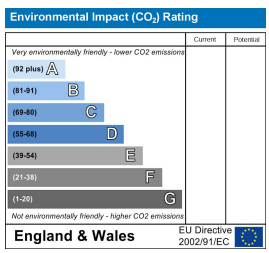
Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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