

# Whitakers

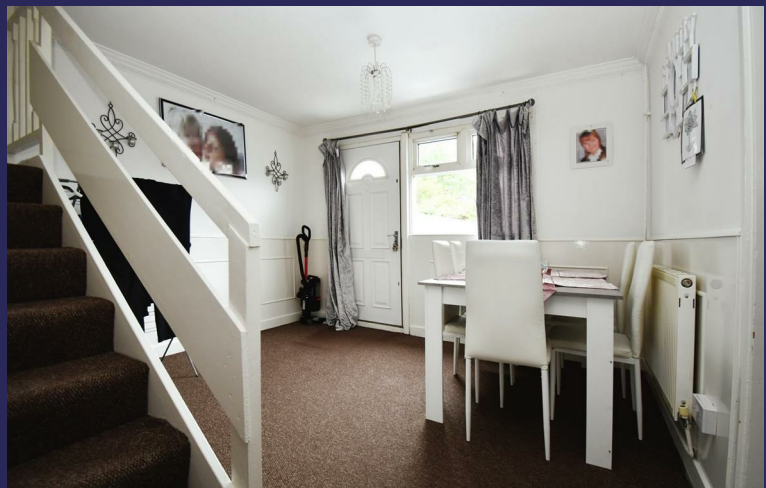
Estate Agents



## 129 Haydock Garth

Bransholme, Hull, HU7 4LW

Offers Around £92,000



# 129 Haydock Garth

Bransholme, Hull, HU7 4LW

Offers Around £92,000



## Entrance hall/Utility room

Door from front courtyard leads into Entrance hall/Utility room with Laminate flooring, UPVC window to front aspect and space for free standing appliances. Door leads into:

## Downstairs cloakroom

Laminate flooring, low flush wc, hand wash basin and UPVC window to front aspect.

## Kitchen

11'2 x 9'6 (3.40m x 2.90m)

With a range of fitted wall and base units, contrasting work surfaces and tiled splashbacks. Stainless steel sink, space for free standing cooking appliance, laminate flooring, central heating radiator and UPVC window to front aspect.

## Dining Room

11'3 x 11'2 (3.43m x 3.40m)

Carpeted flooring, door to rear garden, UPVC window to rear aspect, central heating radiator and stairs to first floor.

## Lounge

14'6 x 11'6 (4.42m x 3.51m)

Carpeted flooring, feature fireplace with electric fire, central heating radiator and UPVC window to rear aspect.

## First Floor Landing

Stairs to first floor landing with carpeted flooring and doors to first floor rooms.

## Bedroom One

12'9 x 9'7 (3.89m x 2.92m)

Carpeted flooring, central heating radiator and UPVC window to front aspect.

## Bedroom Two

12'9 x 8'6 (3.89m x 2.59m)

Carpeted flooring, central heating radiator and UPVC window to rear aspect.

## Bedroom Three

10'3 x 8'6 (3.12m x 2.59m)

Carpeted flooring, central heating radiator and UPVC window to rear aspect.

## Bathroom

7 x 6'9 (2.13m x 2.06m)

Bath with mixer shower over, low flush wc, hand wash basin, tiled walls, laminate flooring and Upvc window to front aspect.

## Outside

There is a small walled courtyard to the front of the property whilst to the rear there is an enclosed rear garden with decking, lawned area storage shed, fencing to perimeter and rear gate access.

## Council Tax

Council Tax band A

Kingston upon Hull City Council

## EPC

EPC rating D

## Tenure

The 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

Tel: 01482 877177

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.

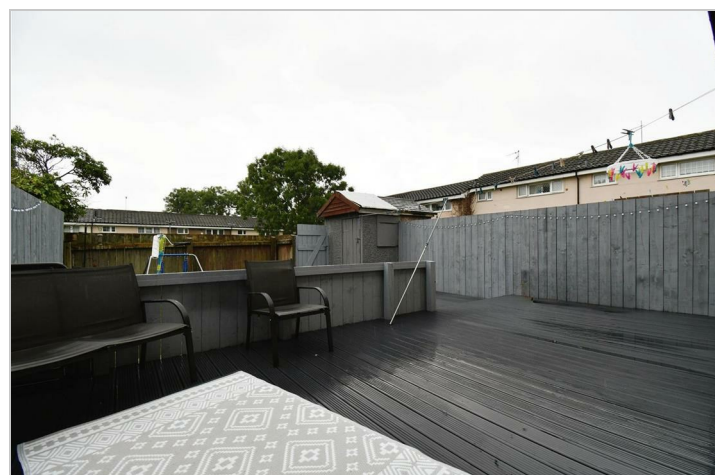
#### Whitakers Estate Agent Declaration:

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.

#### Vendor Declaration

Our client has never seen this property, therefore this property is being sold as seen



Road Map



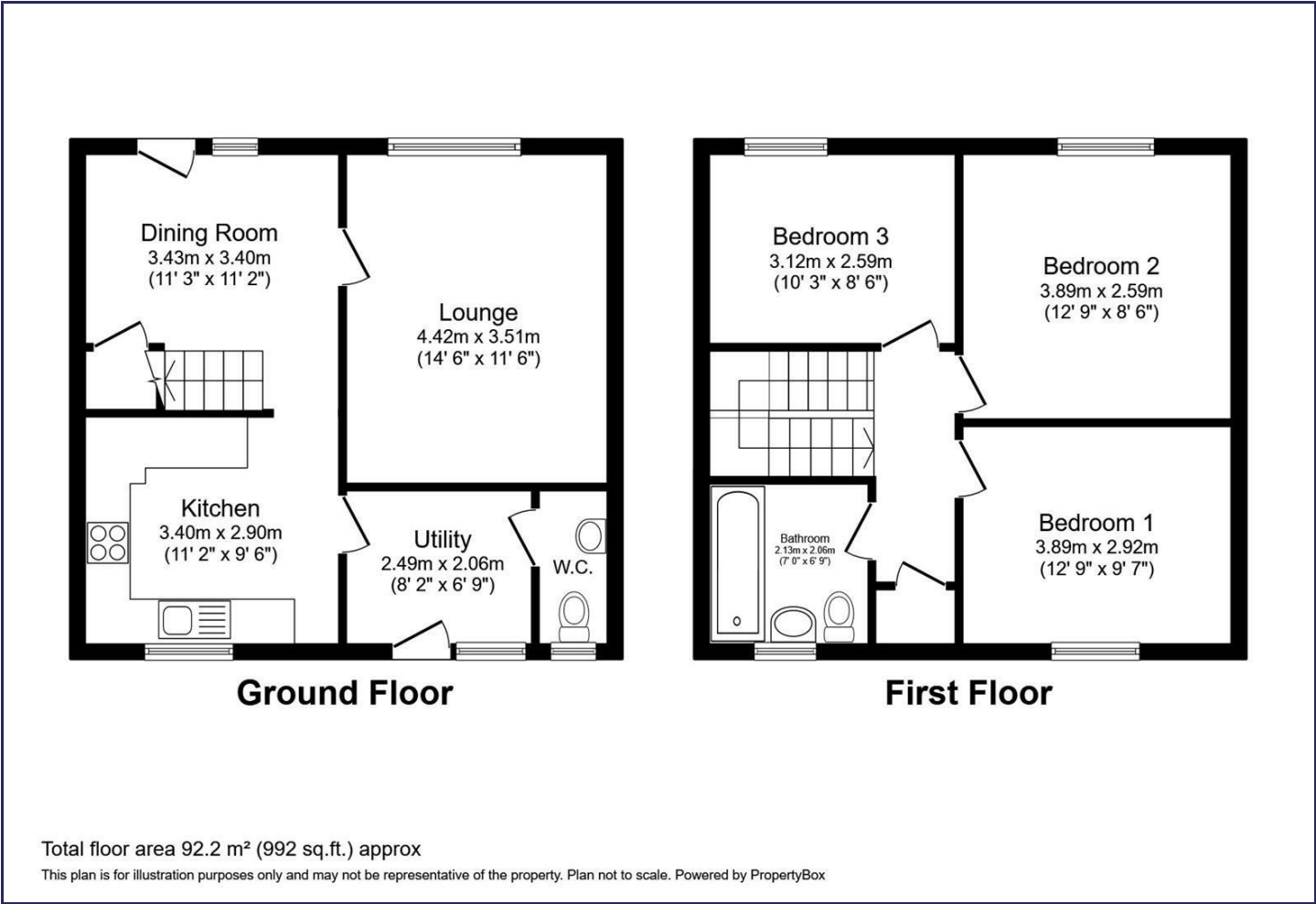
Hybrid Map



Terrain Map



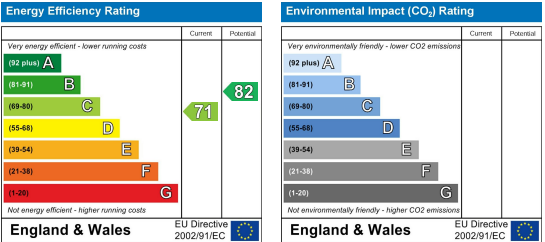
Floor Plan



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.