

# Whitakers

Estate Agents



## 106 Compass Road, Hull, HU6 7BB

**Asking Price £155,000**

SITUATED ON THIS EVER POPULAR DEVELOPMENT TO THE NORTH OF THE CITY, HANDILY PLACED FOR ACCESS TO BOTH HULL CITY CENTRE AND BEVERLEY AND LOCAL SHOPS AND SCHOOLS, THIS SEMI DETACHED DORMER STYLE BUNGALOW IS IDEALLY SUITED TO THE GROWING FAMILY UNIT AND WILL INTEREST THE PURCHASER WITH IMAGINATION SEEKING TO PUT THEIR OWN IDEAS AND VISION INTO PLACE.

THE PROPERTY IS CURRENTLY LAID OUT TO ENTRANCE HALL, LOUNGE, KITCHEN, TWO BEDROOMS AND A SHOWER ROOM TO THE GROUND FLOOR AND A LANDING WITH A VERY SPACIOUS BEDROOM TO THE FIRST FLOOR WHICH MAY LEND ITSELF TO CONVERSION TO TWO BEDROOMS.

WITH GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY IS SET WITHIN GARDENS OF GOOD PROPORTION AND A DRIVEWAY TO GOOD OFF STREET CAR PARKING AMENITIES.

AN INTERESTING PROSPECT, FURTHER ENQUIRIES IN ORDER TO VIEW ARE ENCOURAGED

## Entrance hall

Having a radiator and giving access to:

## Lounge



Window to the front aspect, feature brick fire place incorporating an inset coal effect gas fire and two radiators.

## Kitchen



Window to the rear aspect, fitted wall and base units with preparation surface having an inset stainless steel sink unit

## Bedroom Three



Window to the rear aspect

## Bedroom Two



Window to the front aspect.

## Shower Room



An electric shower unit within an independent enclosure, wash hand basin with a pedestal and a low level wc. Tiled walls.

## First Floor Landing

Nice and spacious with plenty of storage cupboards.

## Bedroom One



Window to the side aspect, dressing table and drawers and similar properties on the development have been converted to two bedrooms ( given the relevant permissions ).

## Gardens



To the front of the property is a garden laid to decorative aggregates and to the rear a garden laid to lawn with fruit trees

## Car Parking

Via a side driveway with wrought iron gates

## Council Tax

Hull City Council tax band B

## Tenure

Freehold

## EPC

## Material Information:

Construction - Brick under a tiled roof

Conservation Area - No

Flood Risk -Very low

Mobile Coverage/Signal -EE, Vodafone, Three

and O2  
Broadband - Basic 19 Mbps Ultrafast 10000  
Mbps  
Coastal Erosion - No  
Coalfield or Mining Area -No  
Planning -No

**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**

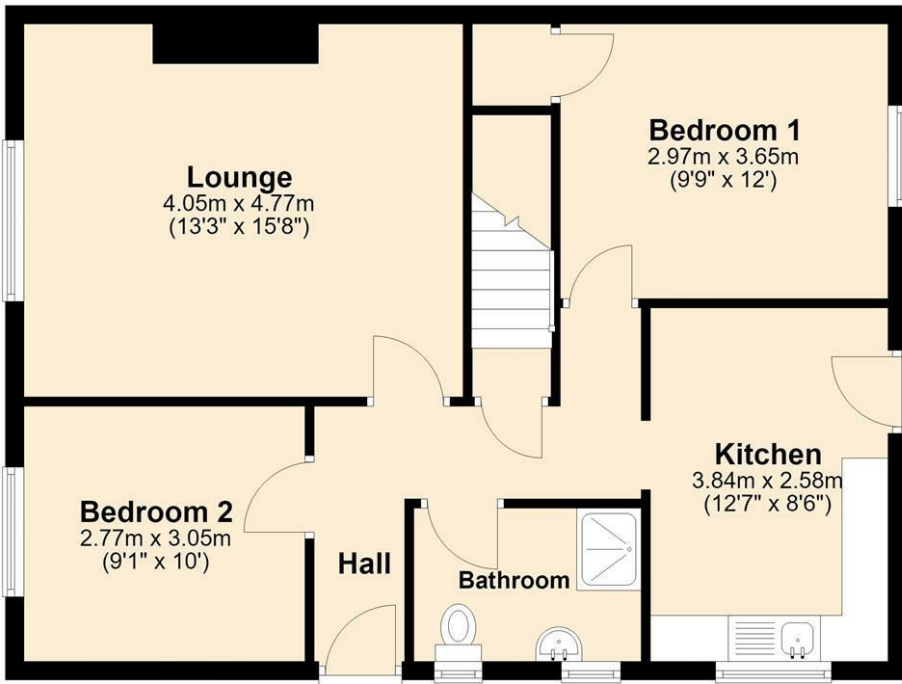
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

**Whitakers Estate Agent Declaration:**

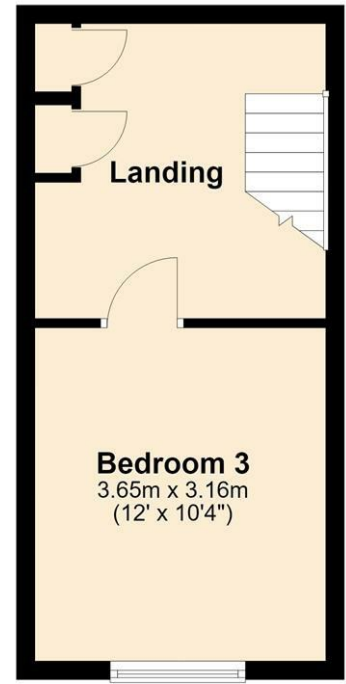
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# Floor Plan

## Ground Floor

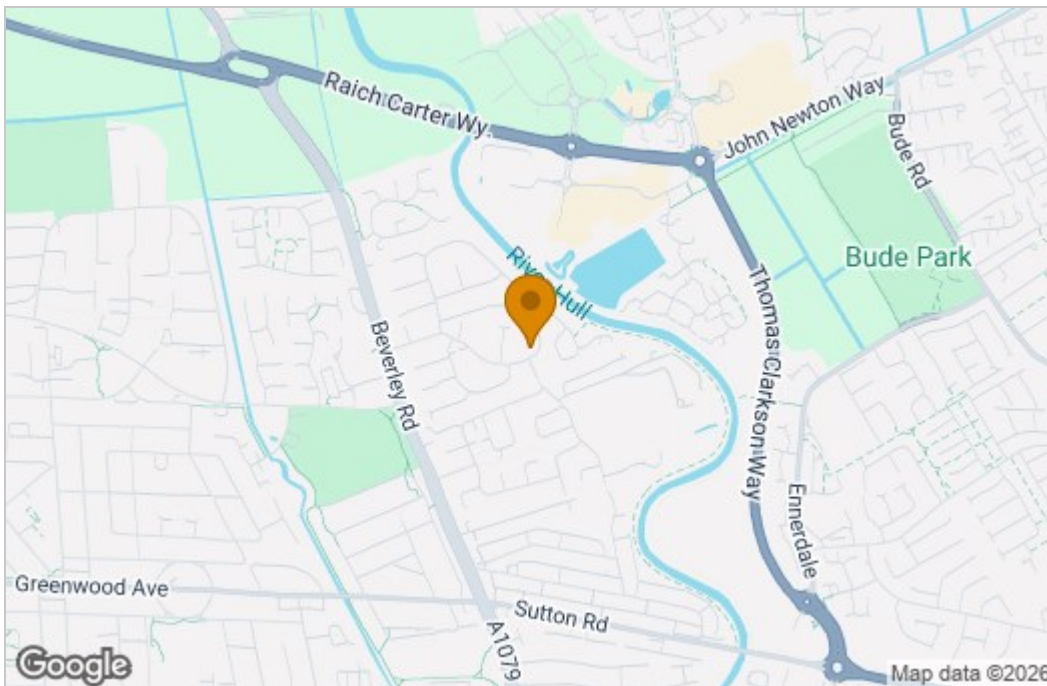


## First Floor

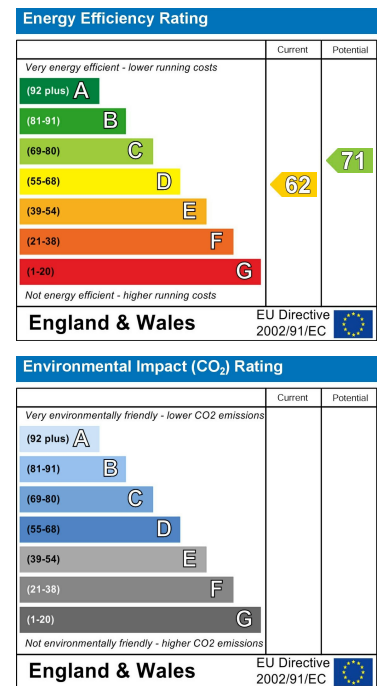


Total area: approx. 87.2 sq. metres (938.3 sq. feet)

## Area Map



## 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.