

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 paved garden 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:

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.

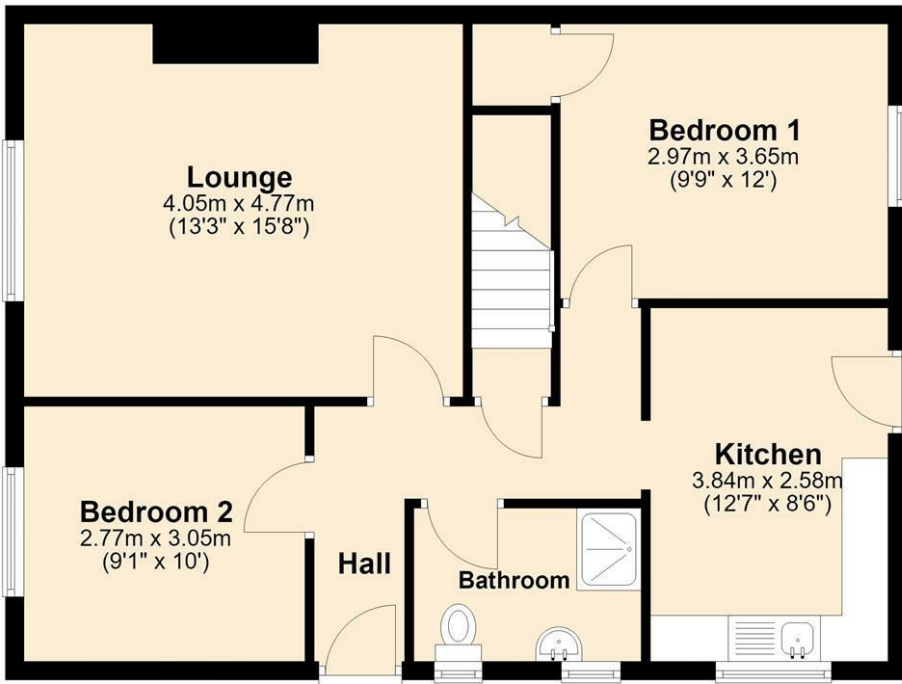
Offering on a property

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

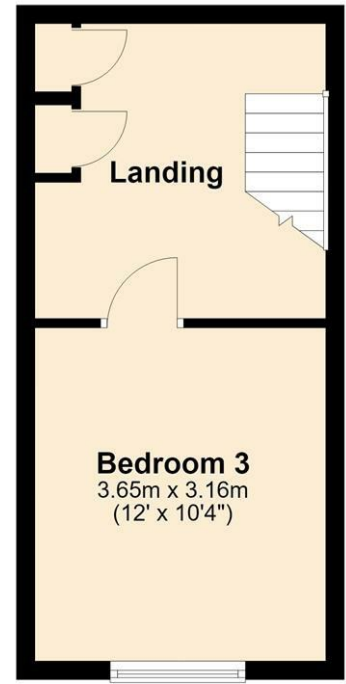
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

Ground Floor

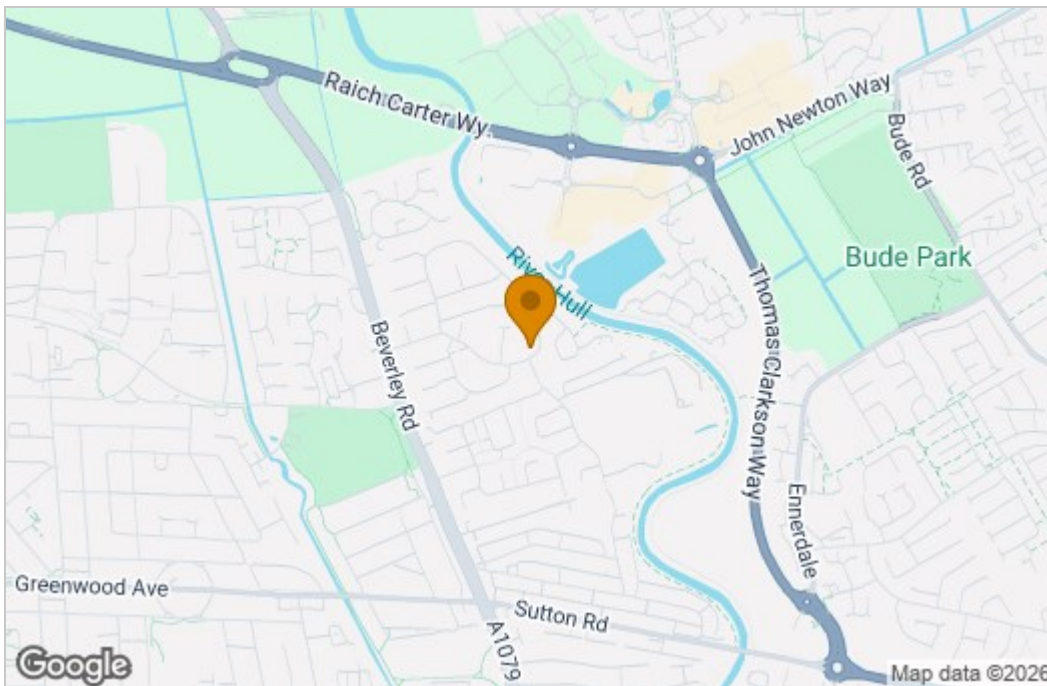


First Floor

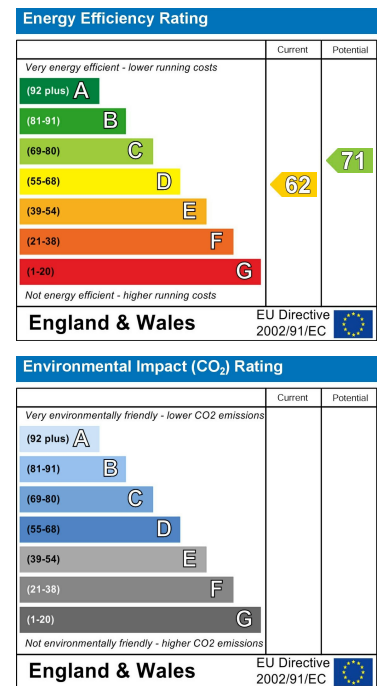


Total area: approx. 87.2 sq. metres (938.3 sq. feet)

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.