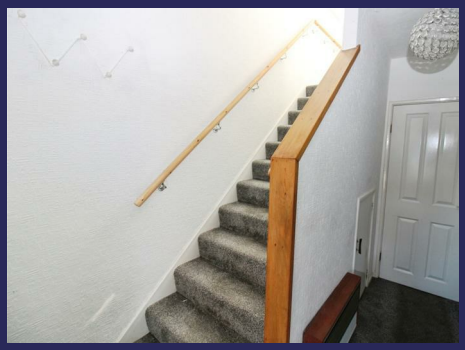
Whitakers
Estate Agents









143 Staveley Road, Hull, HU9 4SS

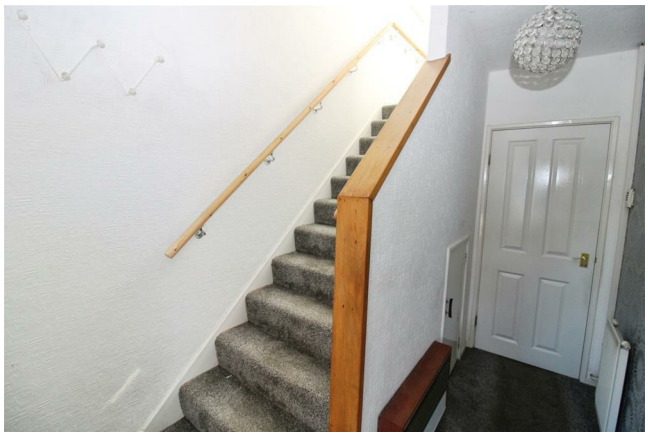
Asking Price £109,950

A FABULOUS OPPORTUNITY FOR THE FIRST TIME BUYER TO GAIN A FOOTHOLD ON THE PROPERTY LADDER, THIS SEMI DETACHED HOUSE BOASTS A PLOT OF VEY GOOD PROPORTION AND DESERVES EARLY INTERNAL INSPECTION IN ORDER TO AVOID DISAPPOINTMENT.
THE ACCOMMODATION BRIEFLY COMPRISES STORM PORCH, ENTRANCE HALL, LOUNGE AND DINING AREA, FITTED KITCHEN WITH INTEGRATED APPLIANCES, TWO BEDROOMS OF GENEROUS SIZE AND A FIRST FLOOR BATHROOM. HAVING GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY IS WELL POITIONED FOR ALL LOCAL AMENITIES AND FURTHER ENQUIRIES ARE WELCOME.

The Accommodation Comprises

Storm Porch
Giving access to:

Entrance Hall



Staircase off, useful under stairs storage cupboard and a radiator.

Lounge 10'9" x 11'5" (3.3 x 3.50)



Window to the front aspect, Adam style fire surround with tiled back and hearth incorporating a gas fire, a radiator and opens to :

Dining Area 9'6" x 8'6" (2.90 x 2.60)
Having a radiator and Patio Doors giving access to the rear garden.

Fitted Kitchen 11'5" x 8'3" (3.49 x 2.53)



A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Laminate flooring, partially tiled walls, a radiator, window to the rear aspect, plumbing for an automatic washing machine and integrated appliances include an electric oven, electric hob and a stainless steel over head extractor canopy.

Bedroom One 14'11" x 9'3" (4.57 x 2.82)



Window to the front aspect, built in storage cupboard and a radiator.

Bedroom Two 11'3" x 10'5" (3.45 x 3.20)



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

Bathroom



A suite to comprise panelled bath and a wash hand basin with a pedestal. Window to the side aspect, partially tiled walls, built in storage cupboard and a radiator.

Separate WC

Having a low level unit.

Gardens





The property enjoys a generous plot with front and side gardens being laid to lawn with an attractive hedge to the front perimeter. To the rear of the property is a garden, again laid mainly to lawn, with a paved patio area, an outside tap and there are two brick built storage sheds.

Tenure

The property is Freehold

Council Tax

Council Tax band A
Hull City Council

EPC

Awaited

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 -Very low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 13 Mbps, Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

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.

Whitakers Estate Agent Declaration:

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

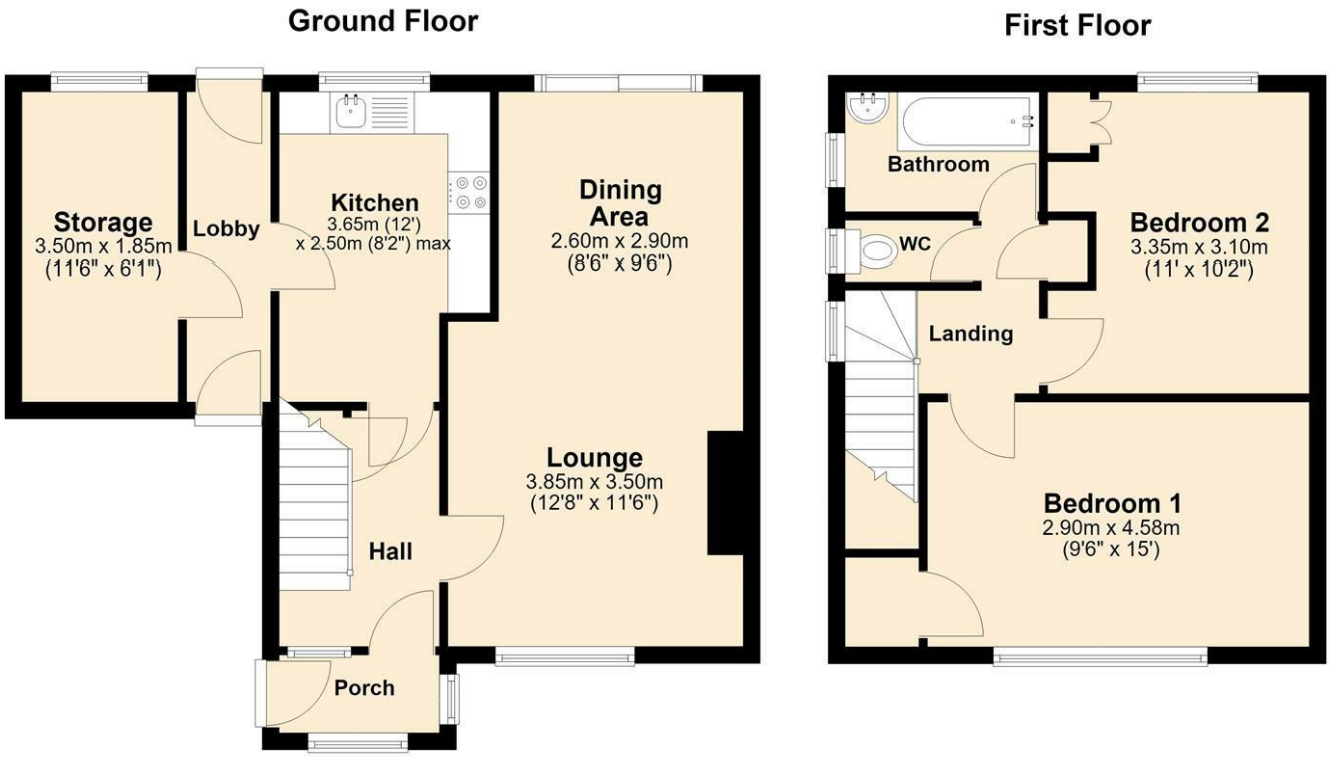
Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves

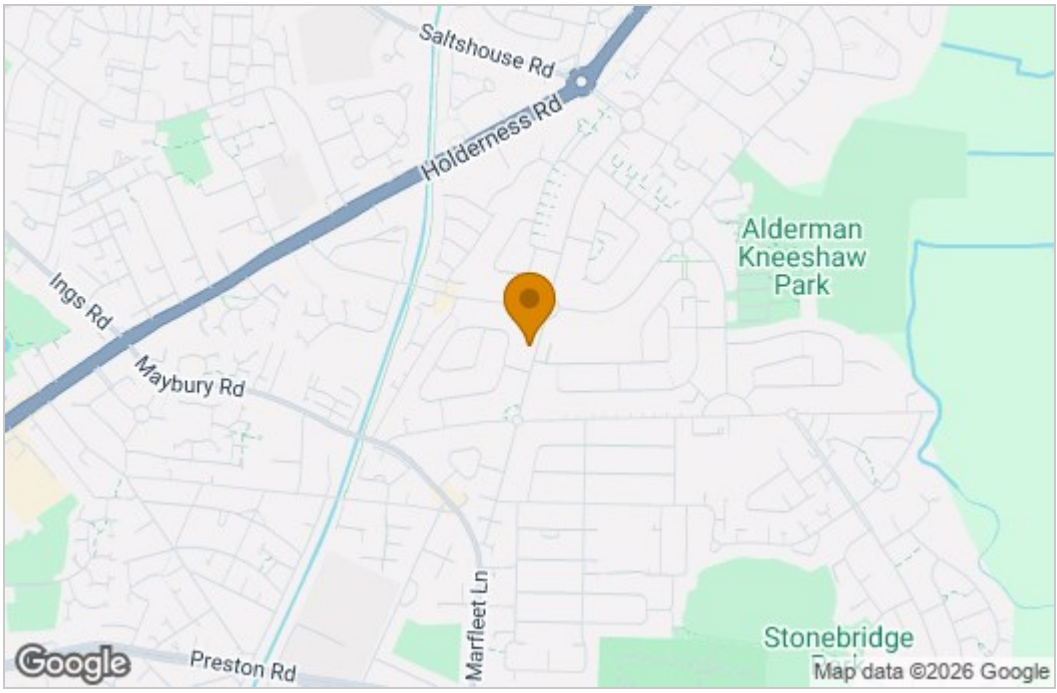
and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

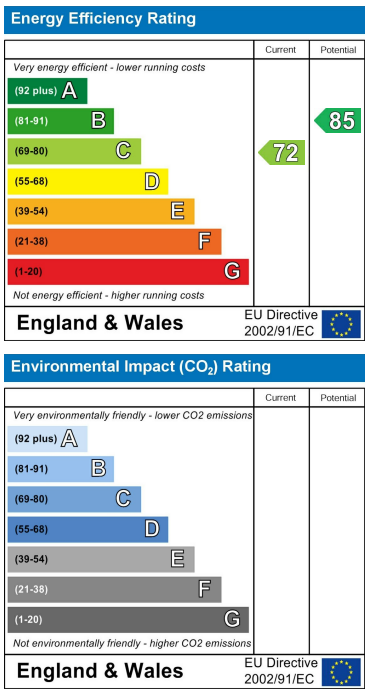
Floor Plan



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

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