Whitakers
Estate Agents









1 Hucknall Garth, Hull, HU7 4LR

Offers In The Region Of £90,000

IDEALLY SUITED TO THE FIRST TIME BUYER, THIS END TERRACE HOUSE IS LOCATED HANDILY PLACED FOR THE NORTHPOINT SHOPPING AND MEDICAL AMENITIES AND WITHIN EASY ACCESS TO THE SHOPPING AND LEISURE FACILITIES THAT KINGSWOOD HAS TO OFFER.

THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, CLOAK ROOM, LOUNGE, DINING ROOM, FITTED KITCHEN, TWO FIRST FLOOR BEDROOMS (COULD THIS BE THREE ????????) OF GOOD PROPORTION AND A CONTEMPORARY SHOWER ROOM.

WITH GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY IS SET WITHIN PLEASANT GARDENS AND HAS THE BENEFIT OF REAR VEHICULAR ACCESS TO A GARAGE. APPOINTMENTS TO VIEW ARE ENCOURAGED.

Storm Porch
With storage areas and access to:

Entrance Hall
Tiled floor, and a radiator

Cloak Room



A low level wc, and wash hand basin within a vanity unit

Lounge



Window to the rear aspect, feature fire surround and a radiator. Double doors to:

Dining Room





Staircase off, built in storage cupboard, a radiator and Patio doors give access to the rear garden.

Kitchen



Fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap.. Window to the front aspect, a radiator and a tiled floor.

First Floor Landing

Bedroom One





Two windows to the rear aspect, two radiators, built in wardrobes and over head cupboards

Bedroom Two





Window to the front aspect, a radiator, built in wardrobes, over head cupboards and drawers.

Contemporary Shower Room



A plumbed shower unit within a double independent enclosure, wash hand basin and a low level wc within a vanity unit. Spotlights to the ceiling and a tall heated towel rail.

Gardens



The property is set within gardens to the front and rear.

Single Garage

With up and over vehicular door and a personnel door into the rear garden.

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 - Non standard construction
Conservation Area - No
Flood Risk -Very low
Mobile Coverage/Signal -Yes
Broadband -Yes
Coastal Erosion -No
Coalfield or Mining Area -No
Planning -No

Whitakers Estate Agent Declaration:

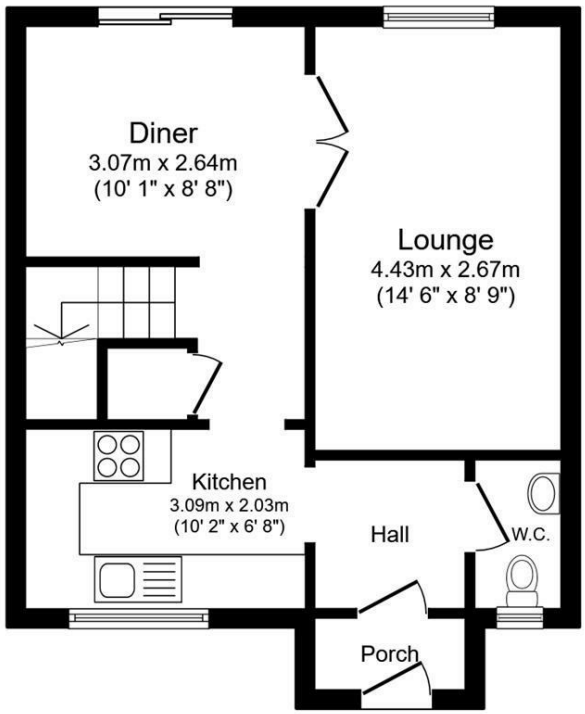
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Offering on a property

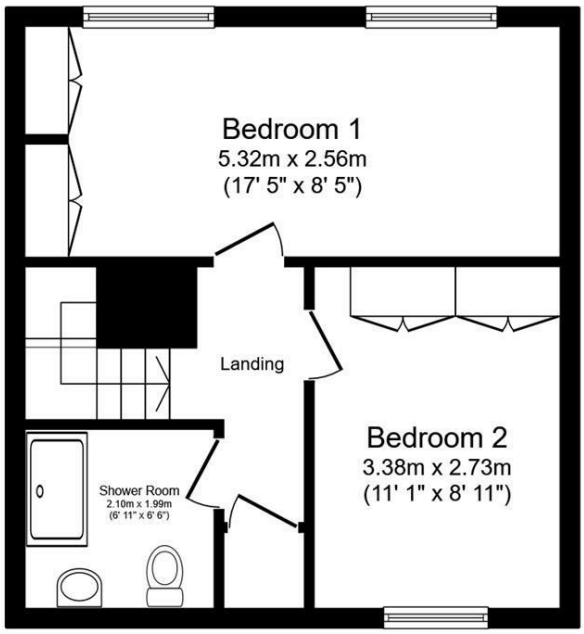
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per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

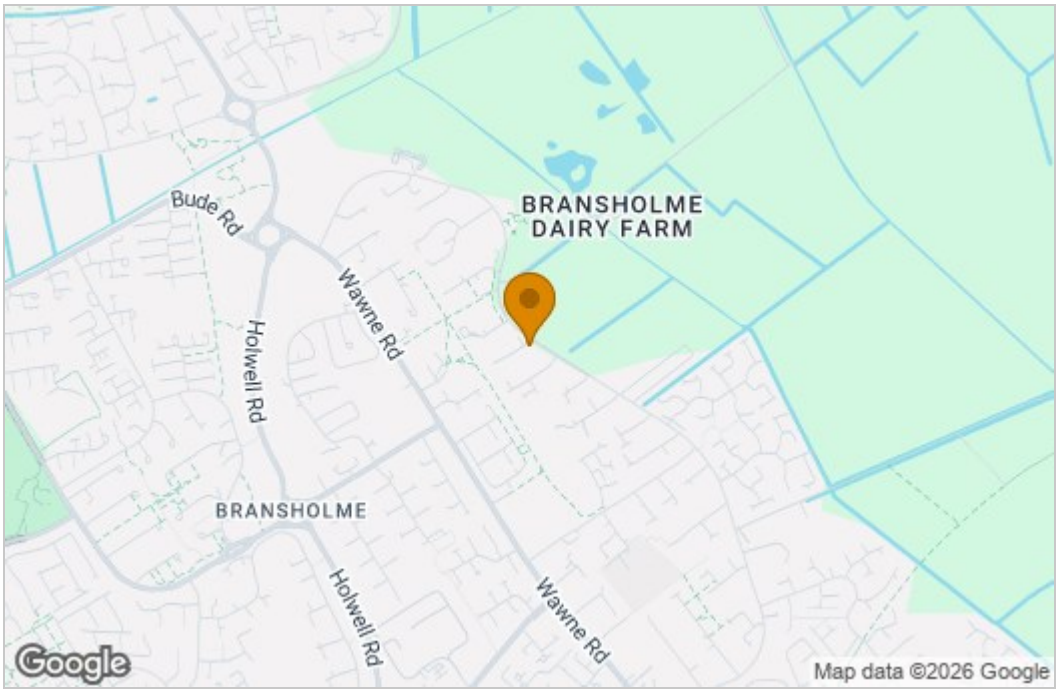


First Floor

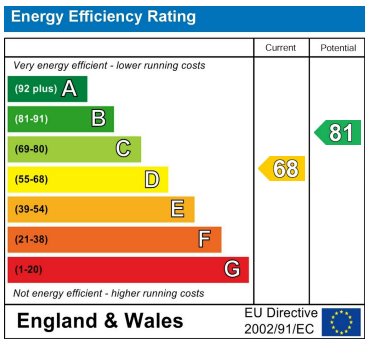
Total floor area: 77.8 sq.m. (838 sq.ft.)

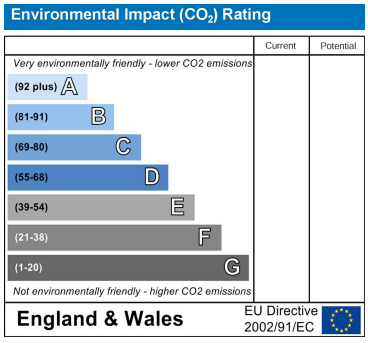
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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