

# Whitakers

Estate Agents



98 Stornaway Square

, Hull, HU8 9LL

Price Guide £135,000



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## Description

THREE DOUBLE BED MID TERRACE HOME!  
NEW DECOR, KITCHEN, SHOWER ROOM,  
FLOORING, EVERYTHING HAS BEEN DONE!  
MOVE IN CONDITION!  
LOW MAINTENANCE GARDENS!  
VERY SOUGHT AFTER LOCATION FOR  
SCHOOLS!  
QUIET RESIDENTIAL AREA!  
CHAIN FREE!  
IDEAL FOR A YOUNG FAMILY OR 1ST TIME  
BUYER!  
BE QUICK!

## Entrance

The entrance is via a Upvc double glazed door

## Entrance Hall

The spacious entrance hall has the stairs to the 1st floor, new decor and carpet flooring, and radiator

## Lounge/Dining

17'11" x 12'5" (5.464 x 3.806)

Very spacious lounge & dining, new decor and carpet flooring, a Upvc double glazed window to the front aspect, storage cupboard, and two radiators

## Kitchen/Dining

11'0" x 9'6" (3.367 x 2.910)

The gorgeous kitchen is new, with a range of base and wall units with contrasting work surfaces and built in electric oven and four ring gas hob with extractor, radiator and storage cupboard, new decor and Karndean flooring, a Upvc double glazed window to the rear aspect.

## Utility

5'8" x 3'7" (1.741 x 1.116)

The utility room has plumbing for an automatic washing machine and space for a dryer/fridge freezer, a tiled floor and new decor, a Upvc double glazed door and window to the rear aspect.

## Stairs to the 1st floor

Huge landing with a double width walk in storage cupboard, new decor and flooring and the loft access.

## Bedroom One

11'5" x 12'6" (3.488 x 3.825)

The bedroom has new decor and carpet flooring, a Upvc double glazed window to the front aspect and radiator, a walk in storage cupboard and radiator

## Bedroom Two

16'0" x 10'7" (4.886 x 3.230)

Huge bedroom with radiator, new decor and flooring and storage cupboard, a Upvc double glazed window to the rear aspect.

## Bedroom Three

7'0" x 11'2" (2.137 x 3.412)

Spacious with new decor and flooring, a Upvc double glazed window to the front aspect, a storage cupboard housing the combi boiler.

## Shower room

6'4" 6'6" (1.932 1.987)

The newly fitted shower room has an electric shower, a low level wc and a pedestal wash hand basin, tiled walls and wet room flooring, a radiator and a Upvc double glazed window to the rear aspect.

Tel: 01482 877177



### Cloakroom/wc

The cloakroom has a low level wc and a wash hand basin and is accessed from the rear garden.

### Outside

To the front of the house there is a generous garden of low maintenance

To the rear of the house there is a sizable low maintenance garden with high level timber fence boundaries.

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are approximate and for general guidance purposes only.

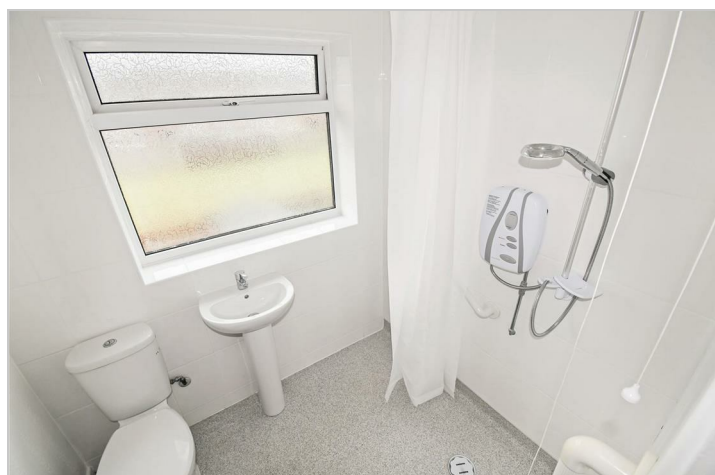
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### Valuations

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.



Road Map



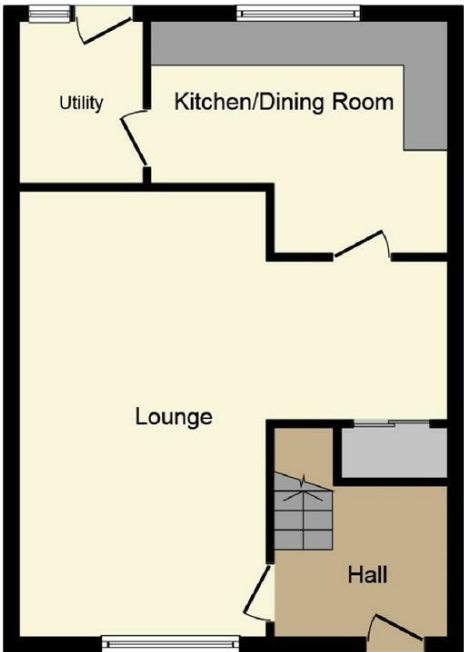
Hybrid Map



Terrain Map



Floor Plan



Ground Floor



First Floor

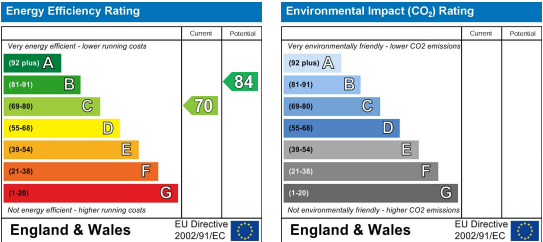
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Viewing

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Energy Efficiency Graph



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