

Whitakers

Estate Agents



92 Howdale Road, Hull, HU8 9UU

£190,000

This 3 bedroom Detached property is available to purchase with NO ONWARD CHAIN!

Situated on ever popular Howdale Road, well positioned for highly regarded local schools and amenities, this spacious family home is sure to appeal to first time buyers and growing families alike!

Well maintained throughout whilst in need of a degree of updating, this spacious family home offers an outstanding opportunity for the buyer to put their own stamp on a property in a most sought after area!

Briefly comprising: entrance hallway, downstairs cloakroom, through lounge/dining room, fitted kitchen and conservatory to the ground floor whilst to the first floor there are 3 generous bedrooms and a family bathroom.

Also benefitting from an enclosed rear garden, garage and private driveway parking together with gas central heating and uPVC double glazing, early viewing is recommended!

Entrance Hallway

Laminate flooring with a UPVC window to the side aspect.

Downstairs Cloakroom



Laminate flooring with a low level WC, and a wall mounted sink unit.

Lounge/Diner 13'3" x 12'5" (4.04m x 3.78m)



Spacious lounge, with carpet throughout and a radiator. This benefits from an under stairs storage cupboard, and leads to an open dining space.

Kitchen 10'10" x 7'7" (3.32 x 2.32)



Tile flooring with a wide range of floor and wall units. Comprises of an electric hob, and a radiator, with a double glazed door leading to the rear gardens.

Conservatory 11'8" x 8'7" (3.58 x 2.63)



Spacious conservatory, with tile flooring throughout and French doors to the rear gardens.

Bedroom One 12'9" x 8'11" (3.90 x 2.72)



Carpeted throughout with a UPVC window to the front aspect, and fitted wardrobes.

Bedroom Two 11'1" x 9'0" (3.40 x 2.76)



Carpeted throughout, with a uPVC window to the rear aspect and a radiator.

Bedroom Three 9'8" x 6'5" (2.95 x 1.97)



Carpeted, with a UPVC window to the front aspect and a radiator, with the additional benefit of a storage cupboard.

Family Bathroom



Three piece bathroom suite, comprising of a vanity sink, a low level WC, bath, and UPVC window to the rear aspect, with lino flooring throughout.

Outside



To front of the property is majority paved with an array of mature plants, shrubs and bushes and a side driveway leading to the garage and wrought iron gates giving access to the rear enclosed garden which is laid mainly to lawn with paved patio seating area and perimeter fencing.

Garage



Situated at the foot of the private side driveway with up and over door and internal door into garden.

Tenure

The property is Freehold

Council Tax

Council Tax band B

Kingston upon Hull City Council

EPC

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/Tile

Conservation Area - No

Flood Risk - Medium

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Basic 2 Mbps, Ultrafast 1000 Mbps

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.

Floor Plan



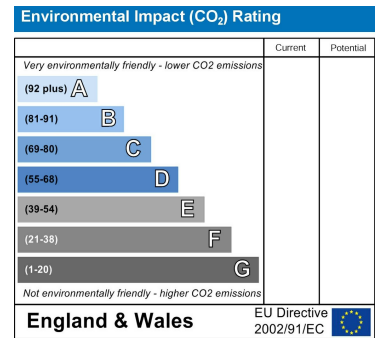
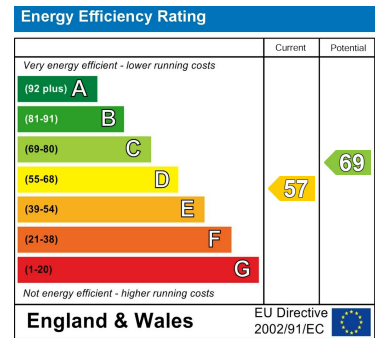
Total floor area: 87.6 sq.m. (943 sq.ft.)

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



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