

# Whitakers

Estate Agents



**6 Ribblesdale, Hull, HU7 6EH**

**Asking Price £165,000**

. AN OPPORTUNITY NOT TO BE MISSED

ENJOYING A TRANQUIL CUL-DE-SAC POSITION ON THIS POPULAR DEVELOPMENT TO THE EAST OF THE CITY, HANDILY PLACED FOR LOCAL SHOPPING ,LEISURE AND EDUCATIONAL AMENITIES, THIS MODERN STYLE DETACHED HOUSE IDEALLY SUITS THE GROWING FAMILY.

THE ACCOMMODATION BRIEFLY COMPRISES STORM PORCH, ENTRANCE HALL, LOUNGE, FITTED KITCHEN WITH APPLIANCES, THREE BEDROOMS OF GOOD PROPORTION AND A FAMILY BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

HAVING ATTRACTIVE PRIVATE GARDENS AND A DRIVEWAY TO AN ATTACHED GARAGE, THE PROPERTY REPRESENTS A FABULOUS OPPORTUNITY AND EARLY APPOINTMENTS IN ORDER TO VIEW ARE ENCOURAGED.

### Storm Porch

Nice and spacious and giving access to :

Lounge 16'2" x 16'0" (4.95 x 4.90)



Having French doors and screens to the rear aspect allowing plenty of natural light and access to the rear garden. Laminate flooring, a feature fire place incorporating a gas fire, and a radiator.

Fitted Kitchen 8'6" x 8'0" (2.60 x 2.45)



A range of fitted floor and wall units with contrasting preparation surfaces having a stainless steel sink unit with lever tap. Splash back tiling, plumbing for an automatic washing machine, window to the front aspect, a radiator and integrated appliances include an gas oven and a four ring gas hob.

### First Floor Landing

With two built in storage cupboards and access to;

Bedroom One 11'5" x 9'10" (3.50 x 3.00)



Window to the rear aspect, a radiator, fitted

wardrobes, over head cupboards and a dressing table unit.

Bedroom Two 10'8" x 7'10" (3.27 x 2.40)



Window to the front aspect, laminate flooring, a radiator and a built in wardrobe

Bedroom Three 12'8" x 6'4" (3.88 x 1.95)



Windows to two aspect, laminate flooring and a radiator

### Family Bathroom



A three piece suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. There is an electric shower unit over the bath with a shower screen to the bath side and a radiator.

## Gardens



There is an open plan garden to the front of the property and to the rear an attractive and private garden laid mainly to lawn with a variety of trees flowers and shrubs and a block paved patio area.

### Garage

Brick built , accessible via a driveway with electricity supplied and also a water tap.

### Council Tax

Hull City Council - band

### Tenure

This property is Freehold

### 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 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 show 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.

### Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk -Very low

Mobile Coverage/Signal -Yes

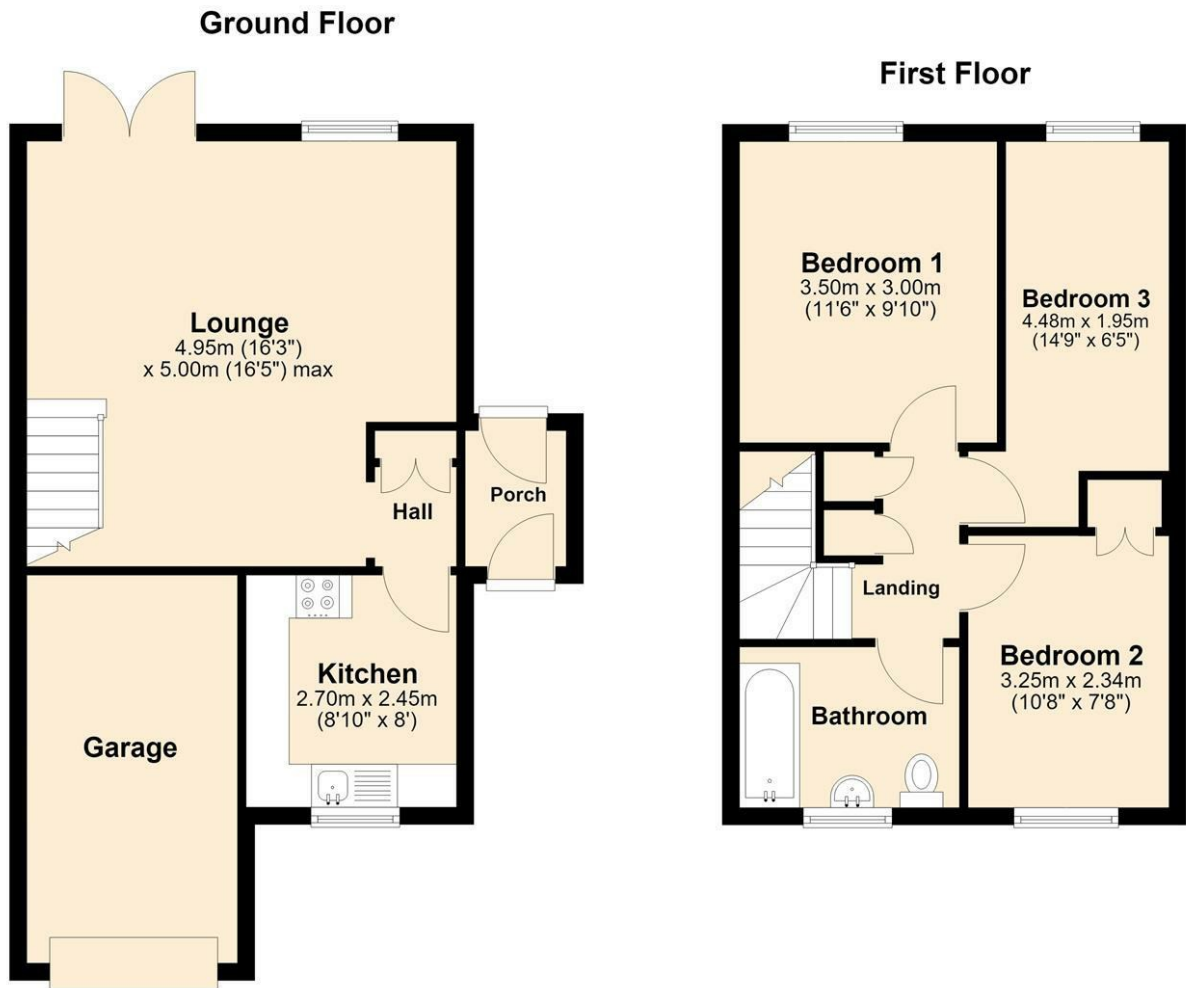
Broadband -Yes

Coastal Erosion -No

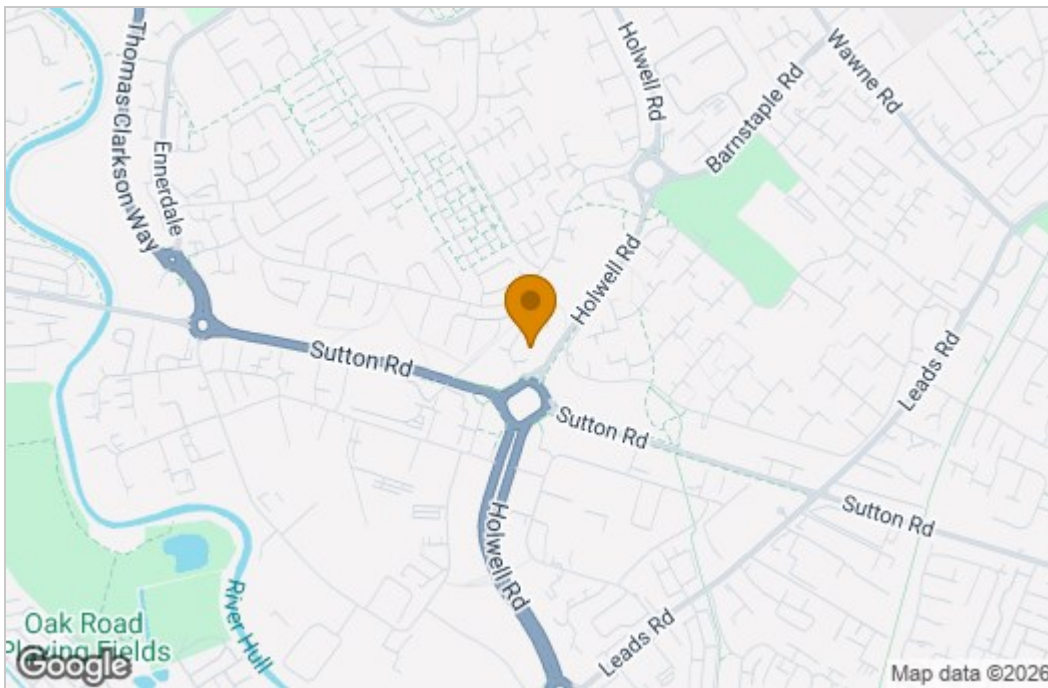
Coalfield or Mining Area -No

Planning -No

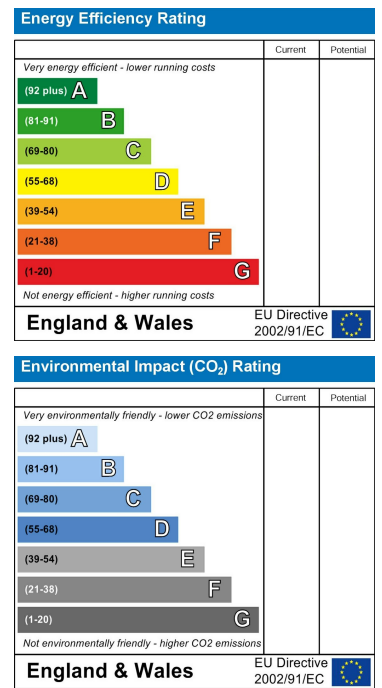
# Floor Plan



# Area Map



# Energy Efficiency Graph



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