

Whitakers

Estate Agents



8 Darnholm Court, Hull, HU8 9FD

Guide price £120,000

*** GUIDE PRICE £120,000 - £129,950 ***

PRESENTED AS MOVE IN CONDITION!!

SITUATED IN THE POPULAR LOCATION OFF HOWDALE ROAD, THIS BEAUTIFULLY PRESENTED TWO BEDROOMED PROPERTY IS A GREAT OPPORTUNITY FOR FIRST TIME BUYERS OR DOWNSIZERS TO MOVE STRAIGHT IN. THIS HOME IS CONVENIENTLY POSITIONED WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND TRANSPORT LINKS THE AREA HAS TO OFFER. INTERNALLY, THE PROPERTY IS TASTEFULLY DECORATED THROUGHOUT, WITH TWO DOUBLE BEDROOMS, A SPACIOUS LOUNGE, AND FITTED KITCHEN WITH FRENCH DOORS LEADING TO THE REAR GARDEN!

EXTERNALLY, THE PROPERTY OFFERS A LOW MAINTENANCE, SOUTH FACING, REAR GARDEN - GREAT FOR THE WARMER, SUMMER MONTHS. AND TO THE FRONT OF THE PROPERTY, PROVIDES ALLOCATED PARKING SPACES FOR STRESS-FREE PARKING.

EARLY VIEWINGS ARE HIGHLY RECOMMENDED FOR THIS PROPERTY TO APPRECIATE.

Lounge 15'7" x 11'9" (4.76 x 3.59)



Comprises of a double glazed front door, with well presented laminate flooring. UPVC window to the front of the property. This property provides fully electric living throughout, with electric heaters.

Fitted Kitchen 8'11" x 11'9" (2.74 x 3.59)



Fully fitted kitchen with an electric hob and integrated oven. UPVC window to the rear, and LVT flooring and French doors leading to the south facing rear garden. This room also provides an electric radiator.

Bedroom 1 8'11" x 11'9" (2.73 x 3.59)



Beautifully presented, with fitted wardrobes and a fitted vanity. UPVC window to the rear aspect and well kept carpet throughout. Also offers an electric radiator.

Bedroom 2 7'4" x 11'9" (2.24 x 3.59)



Offers well presented herringbone laminate flooring, with a UPVC window to the front aspect and an electric radiator.

Shower Room



Generously sized shower, with pedestal sink and low level WC. Tile flooring and partially tiled walls and a heated towel rail.

Garden



South Facing rear garden - fantastic for the warmer months. Low maintenance with a storage shed and decking. To the front of the property offers an allocated parking space, allowing stress free parking.

Council Tax
Hull City Council tax band B

Tenure
This property is a Freehold property however there is an estate management fee of £22.35 per month to pay.

EPC
EPC Rating D

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 tile

Conservation Area - no

Flood Risk - very low

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

Broadband - Basic 5 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.

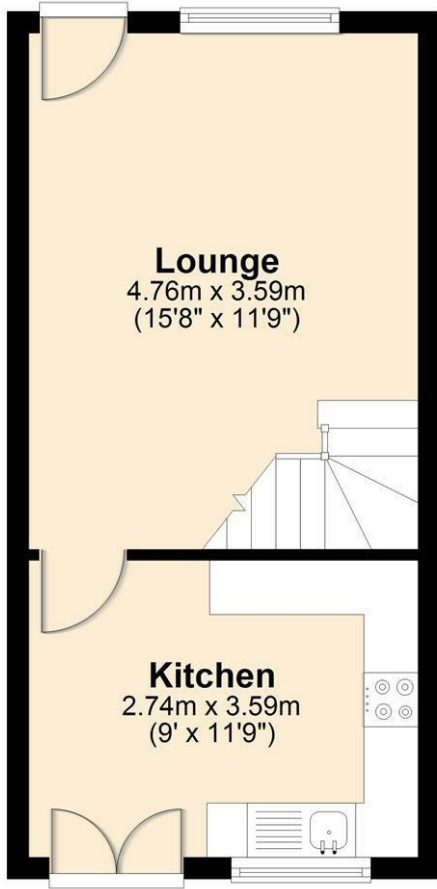
Offering on a property

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.

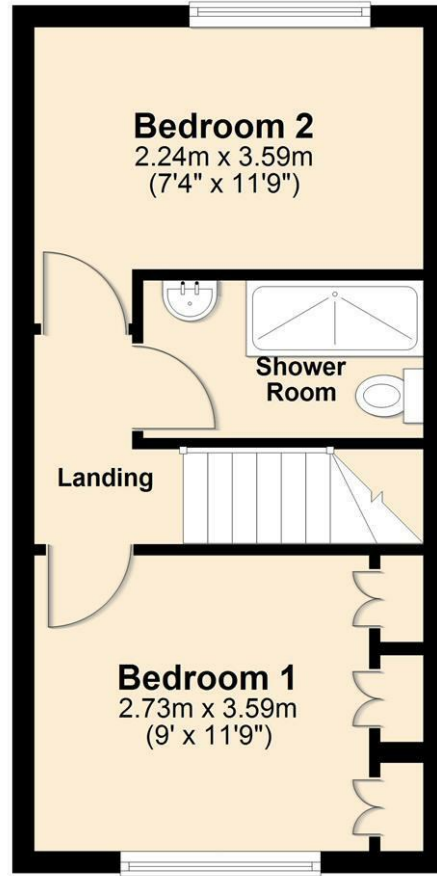
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

Ground Floor



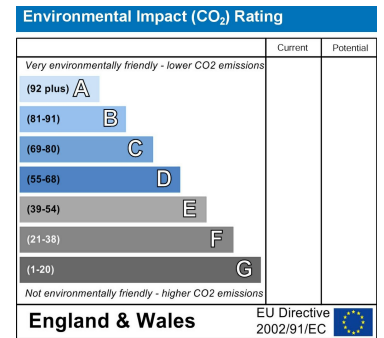
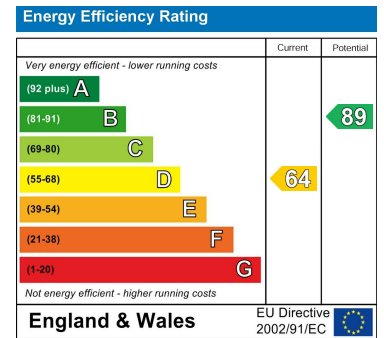
First Floor



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