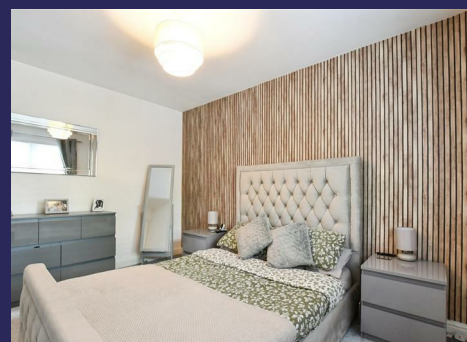


Whitakers

Estate Agents



92 Southcoates Lane, Hull, HU9 3AD

Offers Over £160,000

SITUATED TO THE EAST OF THE CITY, HANDILY PLACED FOR THE SHOPPING AMENITIES OF HOLDERNESS ROAD AND A SHORT WALK TO THE EVER POPULAR EAST PARK AND WOODFORD LEISURE CENTRE, THIS MODERN STYLE END TERRACE HOUSE IS A WONDERFUL OPPORTUNITY FOR THE PURCHASER LOOKING FOR EXTRA ROOM AND OFFERS AN OUTBUILDING CURRENTLY UTILISED AS A HAIRDRESSING SALON.

THE PROPERTY BRIEFLY COMPRISES ENTRANCE HALL, CLOAK ROOM, LOUNGE AND DINING AREA, FITTED KITCHEN WITH BUILT IN APPLIANCES, THREE BEDROOMS OF GOOD PROPORTION WITH THE MASTER ENJOYING EN SUITE FACILITIES AND THERE IS A FAMILY BATHROOM. HAVING GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY IS SET WITHIN SMALL GARDENS WITH THE BENEFIT OF TWO OFF STREET CAR PARKING SPACES TO THE REAR.

A LOVELY MODERN PROPERTY, INTERNAL INSPECTIONS ARE ENCOURAGED.

Entrance Hall

Attractive laminate flooring and giving access to:

Cloak Room



Laminate flooring continues and there is a low level wc unit and a wash hand basin with a pedestal.

Lounge and Dining Area 20'5" x 14'3" (6.23 x 4.36)



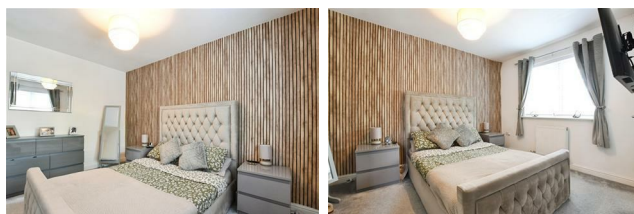
An angled bay window to the front aspect, laminate flooring, a radiator and staircase off.

Fitted Kitchen 14'1" x 11'1" (4.31 x 3.39)



A lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset one and a half bowl sink unit with monobloc tap. A matching breakfast bar, tall contemporary style radiator, window to the rear aspect, plumbing for an automatic washing machine, partially tiled walls, spotlights to the ceiling and integrated appliances include an electric oven, electric hob, overhead extractor canopy and a fridge/freezer. Patio Doors give access to the rear of the property.

Bedroom One 12'2" x 11'10" (3.73 x 3.63)



Window to the front aspect, fitted wardrobe and a radiator.

En Suite 5'8" x 4'11" (1.75 x 1.51)



A plumbed shower unit within an independent corner enclosure, low level wc unit and a wash hand basin with a pedestal. Tiled floor and walls and a radiator.

Bedroom Two 13'6" x 7'6" (4.12 x 2.29)



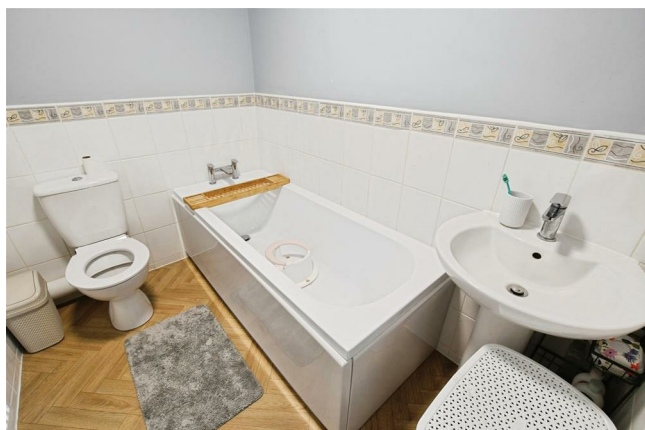
Window to the rear aspect, built in storage cupboard and a radiator.

Bedroom Three 10'1" x 6'4" (3.09 x 1.94)



Window to the rear aspect, built in storage cupboard and a radiator

Family Bathroom 7'6" x 5'6" (2.31 x 1.68)



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc unit. Half tiled walls and a radiator.

Hairdressing Salon



There is a forecourt and an enclosed garden to the rear. Within the rear garden is an outbuilding which is currently utilised by the present owner as a Hairdressing Salon and is equipped accordingly.

Gardens



Off Street Car Parking

There are two car parking spaces to the rear of the property.

Council Tax

Hull City Council - band B

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 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.

Material Information:

Construction - Brick under tiled roof

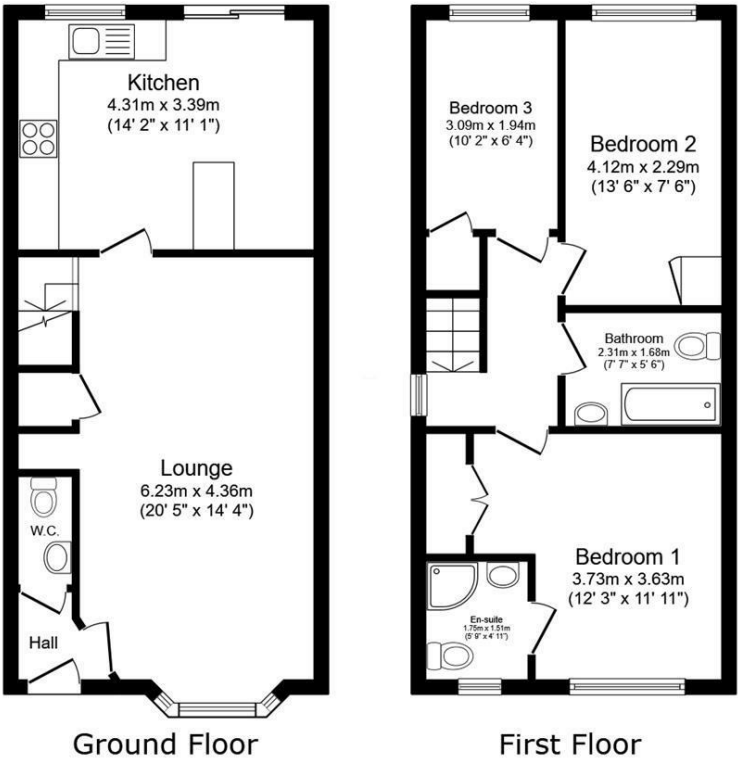
Conservation Area - No

Flood Risk -Very low

Mobile Coverage/Signal -Yes

Broadband -Yes
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

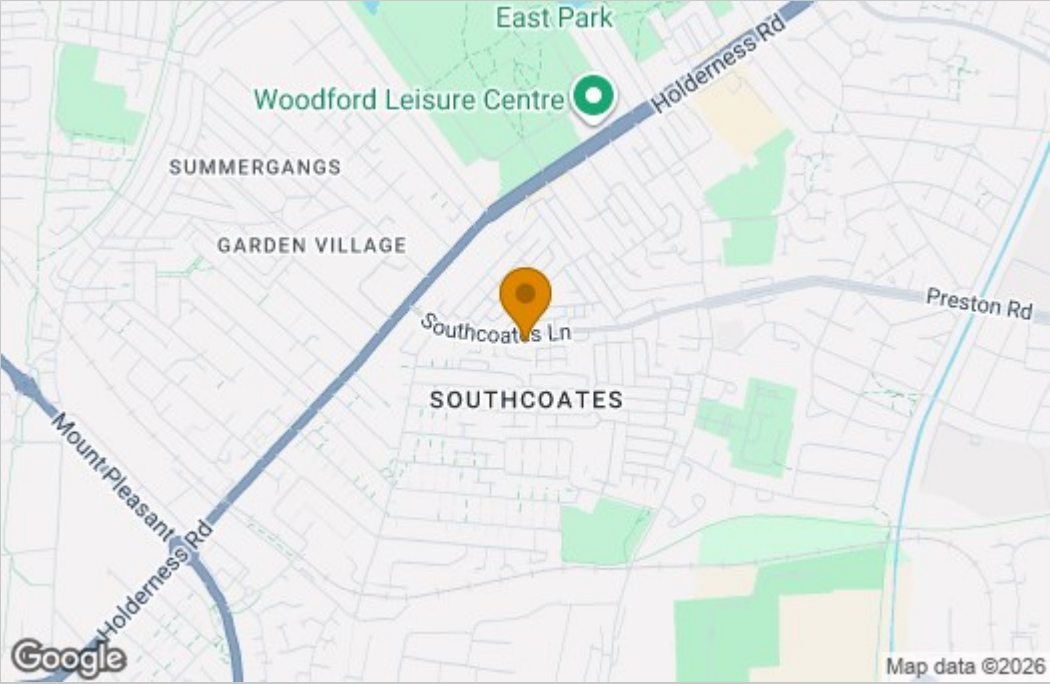
Floor Plan



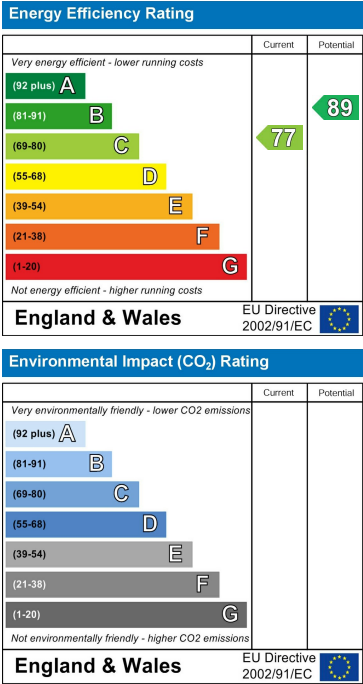
Total floor area: 85.3 sq.m. (918 sq.ft.)

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