

# Whitakers

Estate Agents



**117 Howdale Road, Hull, HU8 9JY**

**Guide price £150,000**

\*\*\* GUIDE PRICE £150,000 TO £160,000 \*\*\*

Stunning two double bedroom semi-detached home situated in a highly sought-after and desirable location!

This beautifully extended property is an absolute must-view, perfect for first-time buyers, downsizers or anyone looking for a home ready to move straight into.

Presented in move-in condition, this property also benefits from ample off-road parking and is expected to generate high levels of interest. Early viewing is highly recommended!

Briefly comprising: entrance hall, spacious lounge, open-plan kitchen with integrated appliances, conservatory, two generous double bedrooms to the first floor, and a modern family bathroom. Externally, the property offers plenty of off-street parking to the front and a south-facing, low-maintenance rear garden, perfect for enjoying the warmer months and outdoor entertaining.

A fantastic opportunity for a wide range of buyers, this beautifully presented home is ready for its next owners to enjoy!

Entrance Hall  
Giving access to :

Lounge



Window to the front aspect, staircase off, a radiator and a useful under stairs storage cupboard.

Fitted Kitchen



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Partially tiled walls, plumbing for an automatic washing machine and integrated appliances include an electric oven, four ring gas hob and a stainless steel over head extractor canopy. Opens to:

Conservatory



Having a radiator and access to the rear garden.

First Floor Landing

Bedroom One



Window to the rear aspect and a radiator.

Bedroom Two



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

Bathroom



A white suite to comprise panelled bath, wash hand basin and a low level wc. Partially tiled walls, a radiator and there is a plumbed shower unit over the bath with a shower screen to the bath side.

Gardens



South facing (great for the warmer months), and low maintenance rear garden, comprising of a storage shed.

## Off Street Car Parking



Off street parking for multiple vehicles to the front and side aspect of the property, with the added benefit of a side car port.

### Council Tax

Hull City Council tax band B

### Tenure

Freehold

### EPC

### 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 a tiled roof

Conservation Area - No

Flood Risk - Medium

Mobile Coverage/Signal - EE, Vodafone, Three

and 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.

### 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



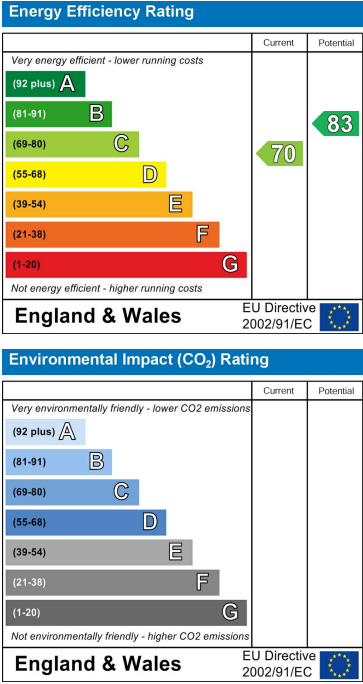
Total floor area: 65.3 sq.m. (703 sq.ft.)

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](http://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.