Whitakers
Estate Agents



757 Anlaby Road

, Hull, HU4 6DJ

£135,000

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The Accommodation Comprises

Ground Floor

Entrance
With central heating radiator

Lounge
15'7 x 10'7 (4.75m x 3.23m)
Upvc double glazed window and central heating radiator

Dining Room
14'10 max x 11'2 (4.52m max x 3.40m)
Upvc double glazed window and central heating radiator. Built in store.

Kitchen
16'5 max x 8'0 narrows to 5'6 (5.00m max x 2.44m narrows to 1.68m)
With a range of floor and eye level units and complimentary work surfaces and splash back tiles above. Two Upvc double glazed windows and door

First Floor

Landing
Split level landing with loft hatch and built in store

Bedroom One
15'9 x 14'5 (4.80m x 4.39m)
With three Upvc double glazed windows and central heating radiator

Bedroom Two
12'10 x 8'7 (3.91m x 2.62m)
Upvc double glazed window and central heating radiator. Built in store.

Bedroom Three
8'0 x 7'2 (2.44m x 2.18m)
Upvc double glazed window and central heating radiator

Bathroom
8'11 x 5'0 (2.72m x 1.52m)
With a panelled bath, pedestal sink and a low flush toilet. Upvc double glazed and central heating radiator. Part tiled walls.

External
Low maintenance gardens to both the front and rear. The front is laid to stone and the rear is enclosed and paved with the rest lawn.

Council Tax
Local Authority: City Of Kingston Upon Hull
Band: B

EPC Rating
EPC Rating: D

Tenure
The tenure 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 sale 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 - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE Vodafone Three O2
Broadband - Basic 3 Mbps Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - 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.







Road Map



Hybrid Map



Terrain Map



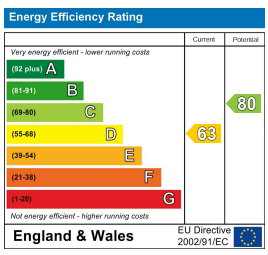
Floor Plan

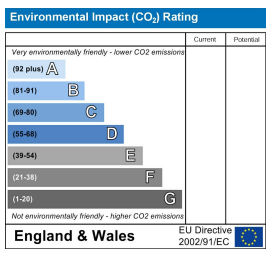


Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

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

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