Whitakers
Estate Agents









33 Stable Walk, Hull, HU3 6AD

£145,000

Whitakers Estate Agents are pleased to introduce this attractive mid-terrace property, ideally situated on a modern development with easy access to Anlaby Road and Spring Bank West, and enjoying attractive open views across a well-maintained communal green.

Externally, the front of the property features a gravelled garden with ornamental hedging, enclosed by wrought iron fencing.

Upon entry, the resident is greeted by a welcoming hallway that incorporates a cloakroom, and follows to a fitted kitchen, and spacious lounge.

A fixed staircase rises to the first floor landing which allows access to the loft hatch, and leads to two double bedrooms that are served by a bathroom furnished with a three-piece suite.

French doors from the lounge open onto a patio seating area which overlooks a lawned garden with wooden decking. A gate in the boundary fencing opens to allocated parking for the property.

The accommodation comprises

Front external



Externally, the front of the property features a gravelled garden with ornamental hedging, enclosed by wrought iron fencing.

Ground floor

Hallway
Composite entrance door, central heating radiator, and carpeted flooring.

Cloakroom
UPVC double glazed window, central heating radiator, and laminate flooring. Furnished with a two-piece suite comprising pedestal sink with mixer tap, and low flush W.C.

Kitchen 11'7" x 7'5" (3.54 x 2.27)



UPVC double glazed window, central heating radiator, breakfast bar, and tiled flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine and integrated oven with hob and extractor hood above, and fridge-freezer.

Lounge 10'6" x 14'6" (3.21 x 4.44)



UPVC double glazed French doors opening to the rear garden, central heating radiator, under stairs storage cupboard, and carpeted flooring.

First floor

Landing
With access to the loft hatch, central heating radiator, and carpeted flooring. Leading to :

Bedroom one 8'10" x 14'6" maximum (2.70 x 4.43 maximum)




UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom two 7'7" x 14'6" (2.33 x 4.44)




UPVC double glazed window, central heating radiator, over stairs storage cupboard, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, and mostly tiled to splashback areas with tiled flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap, and low flush W.C.

Rear external





French doors from the lounge open onto a patio seating area which overlooks a lawned garden with wooden decking. A gate in the boundary fencing opens to allocated parking for the property.

Aerial view of the property





The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary

Making an offer

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 £50.00 - these 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 - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 16 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

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.

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

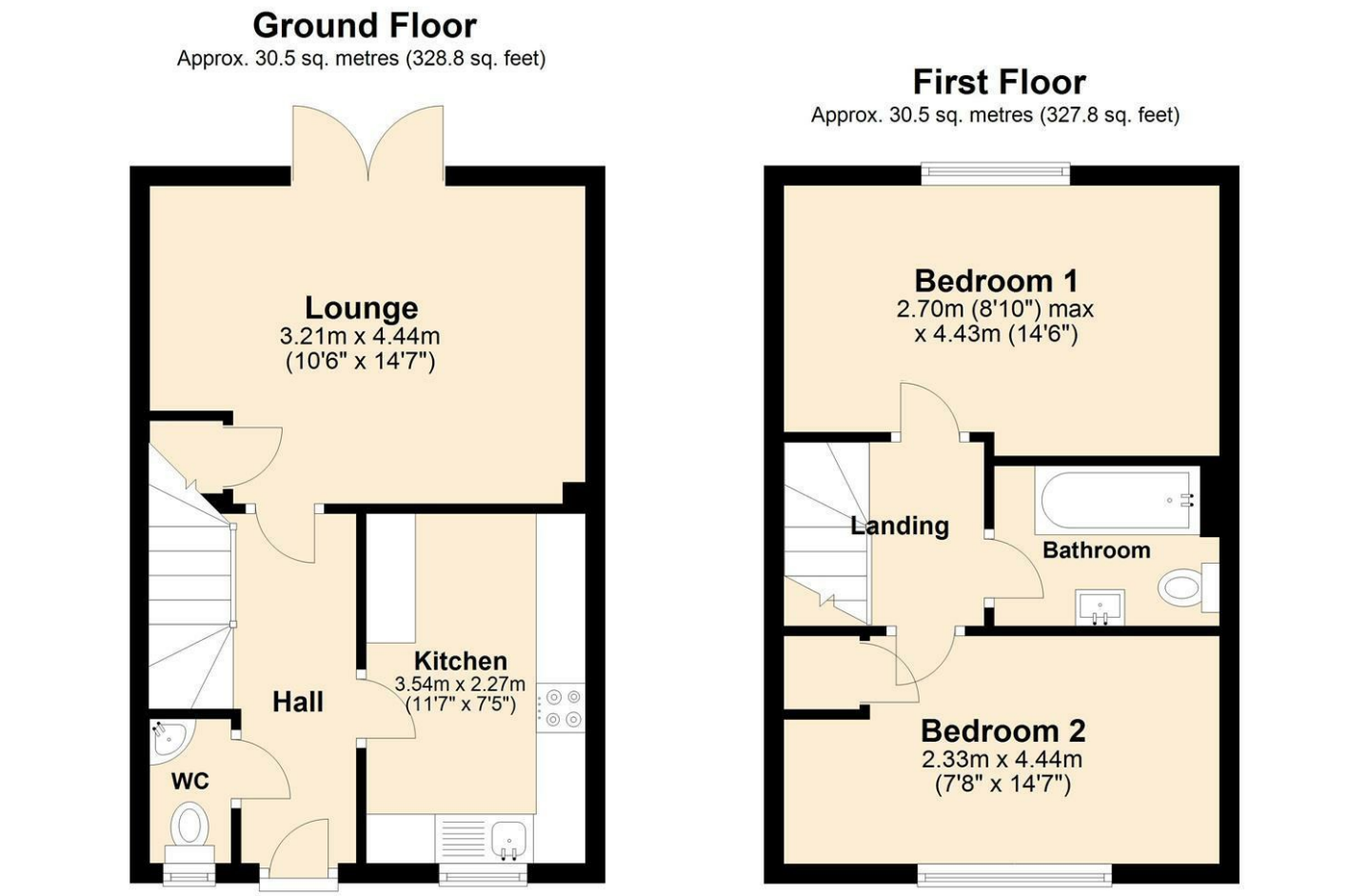
guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Tenure
The property is held under Freehold tenureship

Council Tax band
Local Authority - Kingston Upon Hull
Local authority reference number - 00040097003301
Council Tax band - B

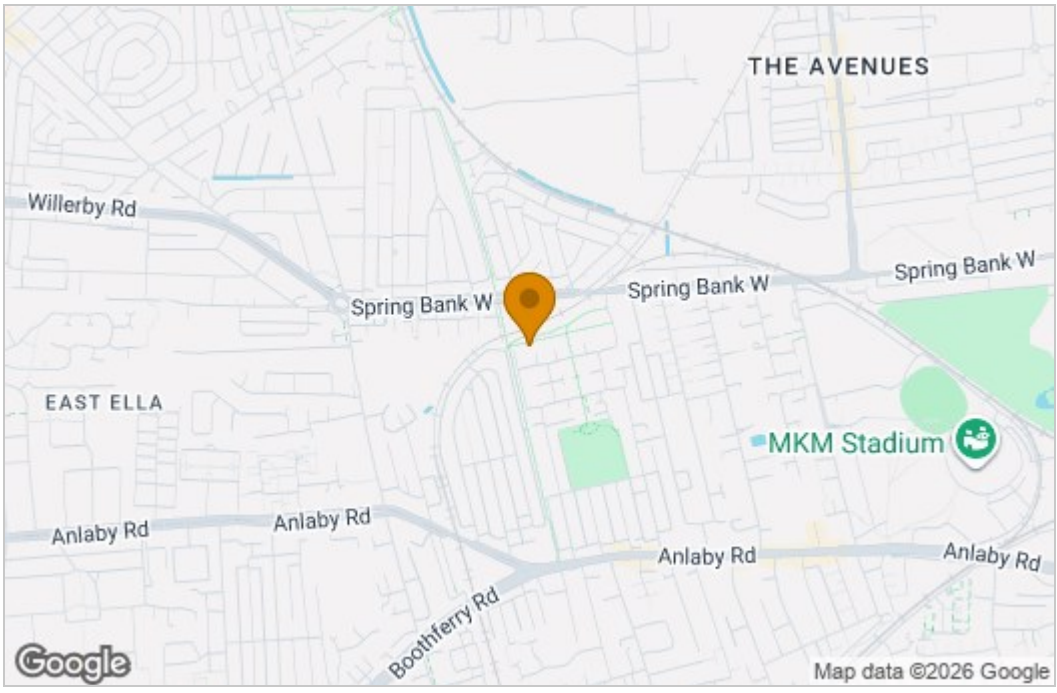
EPC rating
EPC rating - TBC

Floor Plan

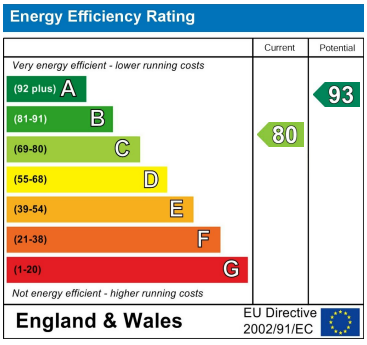


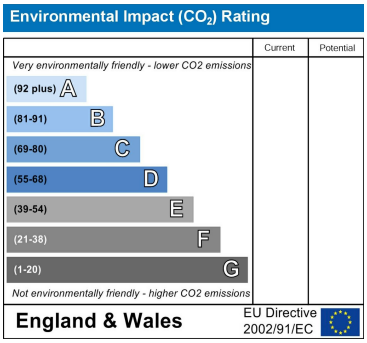
Total area: approx. 61.0 sq. metres (656.6 sq. feet)

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

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