

Whitakers

Estate Agents



9 Ferens Court

Southcoates Lane, Hull, HU9 3AG

Guide price £109,995



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Description

A FABULOUS STARTER HOME OR INVESTMENT OPPORTUNITY!

This lovely, modern home has the perfect location, within walking distance to a vast array of local amenities and schools, close to the City Centre, yet positioned off the beaten track in a quiet residential cul-de-sac position!

Private, sunny rear garden and off road parking to the front of the house!

Spacious throughout, and briefly comprises of Entrance Hall, lounge, kitchen/dining and to the 1st floor two double bedrooms and bathroom!

We encourage early viewing to avoid disappointment!

Entrance

Via a Upvc double glazed door

Entrance Hall

With the stairs to the 1st floor and radiator

Lounge

13'4" x 17'7" (4.074 x 5.384)

The spacious lounge has a walk in Upvc double glazed bay window, a feature fireplace with living flame gas fire, a radiator and modern décor.

Kitchen/Dining

12'8" x 9'5" (3.883 x 2.876)

The spacious kitchen has a range of base and wall units with contrasting work surfaces, a built in electric oven with four ring gas hob and extractor, space for a fridge freezer and plumbing for an automatic washing machine, a Upvc double glazed window and door to the rear aspect, a built in storage cupboard and radiator, vinyl flooring.

Stairs to the 1st floor

With loft access

Bedroom One

9'3" x 13'11" (2.842 x 4.253)

Spacious, modern bedroom with a Upvc double glazed window to the front aspect, a built in storage cupboard, radiator and carpet flooring.

Bedroom Two

11'7" x 7'3" (3.534 x 2.228)

Modern décor, and a Upvc double glazed window to the rear aspect, a radiator and carpet flooring.

Bathroom

8'5" x 4'10" (2.572 x 1.474)

The bathroom has a white suite with panel bath with mixer tap shower, a low level wc and a pedestal wash hand basin, partial tiled walls and a radiator, a Upvc double glazed window to the rear aspect.

Outside

To the front of the house there is off road parking and access via residential gates to the rear of the house. To the rear of the house there is a generous sunny garden with privacy, the garden is low maintenance with gravel and patio and ample seating areas to enjoy the sunshine, a timber storage shed and the garden has high level timber fence boundaries.

Disclaimer

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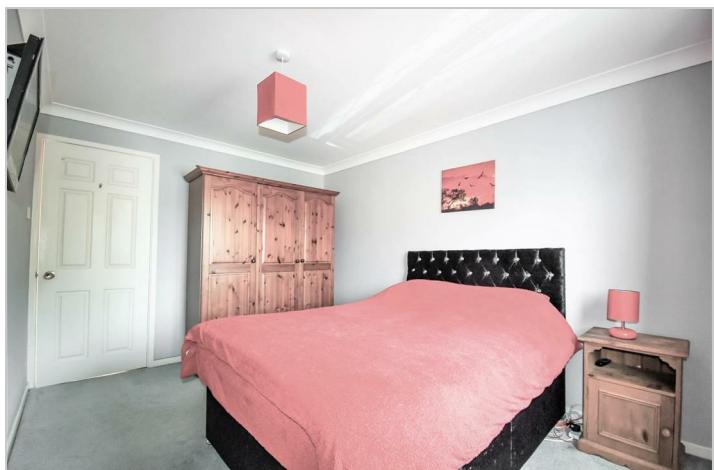
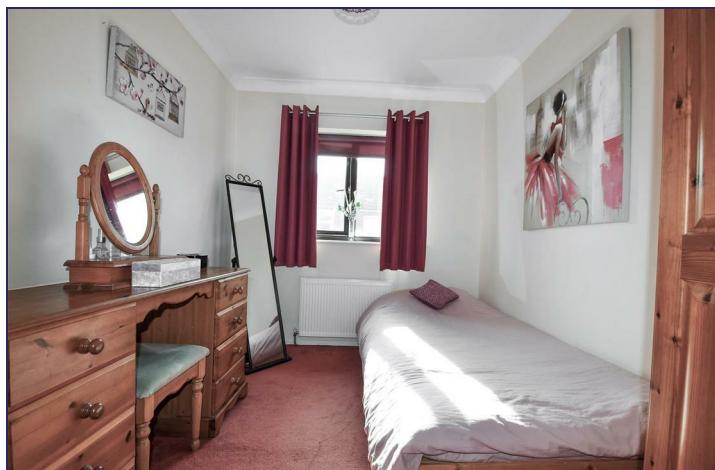
authority to make or give any representation or warranty in relation to this property.

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.

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.



Road Map



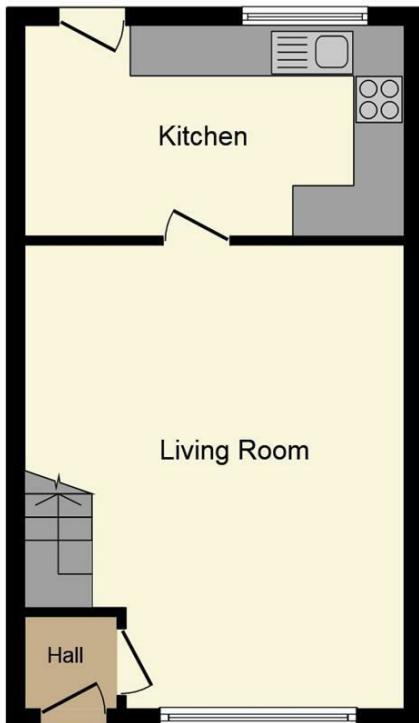
Hybrid Map



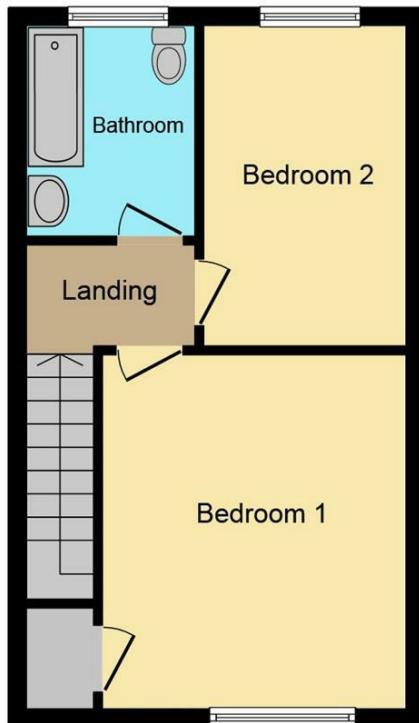
Terrain Map



Floor Plan



Ground Floor



First Floor

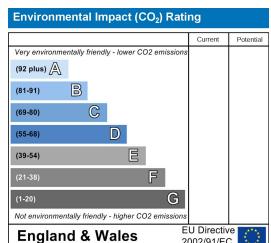
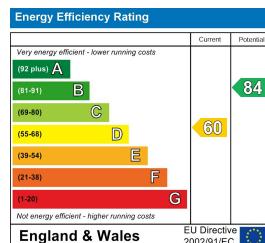
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Viewing

Please contact our Whitakers Estate Agents - East Hull Office Office on 01482 790970 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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