

Whitakers

Estate Agents



42 Danube Road, Hull, HU5 5UP

Offers Over £118,000

**** NO ONWARD CHAIN ****

This neatly presented two-bedroom property has been refreshed by the current owner, benefiting from redecoration throughout together with new floor coverings, creating a home that is ready for its next owners to move straight into and enjoy.

Upon entry, the resident is welcomed into an entrance hall which leads through to a spacious open-plan lounge/dining room and a fitted kitchen spanning the full width of the property, complemented by the convenience of a ground floor W.C.

A fixed staircase rises to the first-floor landing, which provides access to two well-proportioned bedrooms, both benefiting from fitted wardrobes, together with a family bathroom furnished with a two-piece suite.

Externally, the front garden has been designed with ease of maintenance in mind. The enclosed rear garden is predominantly laid to lawn and incorporates a useful storage shed, while a garage, accessed via the rear ten-foot, provides valuable off-street parking or additional storage.

Offering vacant possession with no onward chain, this property represents an excellent opportunity for first-time buyers seeking to step onto the property ladder, whilst also appealing to downsizers wishing to remain within this popular and well-established residential location.

The accommodation comprises

Front External



Ground floor

Entrance lobby

UPVC double glazed door and side window, central heating radiator, and laminate flooring. Leading to :

Open plan lounge / dining room 20'4" x 10'11"
(6.20 x 3.33)



Lounge



UPVC double glazed windows central heating radiator, electric fireplace, and laminate flooring.

Dining area



Central heating radiator, built-in and under stairs storage cupboards, and laminate flooring.

Kitchen 13'3" x 10'9" (4.06 x 3.30)



UPVC double glazed door and window, central heating radiator, breakfast bar, and tile effect 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.

Cloakroom

Central heating radiator, and tile effect laminate flooring. Furnished with a low flush W.C.

First floor

Landing

With access to the lift hatch, and carpeted flooring. Leading to :

Bedroom one 11'1" x 10'0" (3.38 x 3.07)



UPVC double glazed bay window, central heating radiator, over stairs wardrobes, and carpeted flooring.

Bedroom two 9'10" x 8'0" (3.02 x 2.46)



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

Bathroom



UPVC double glazed window, central heating radiator, and panelled walls with laminate flooring. Furnished with a brand new two-piece suite comprising panelled bath with dual taps and electric shower, and vanity sink with mixer tap.

External



Externally, the front garden has been designed with ease of maintenance in mind. The enclosed rear garden is predominantly laid to lawn and incorporates a useful storage shed, while a garage, accessed via the rear ten-foot, provides valuable off-street parking or additional storage.

Aerial view of the property

Land boundary

Tenure

The property is held under Leasehold Tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number -

00030392004203

Council Tax band - A

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - 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.

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.

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 silicitors to progress a sale.

Whitakers Estate Agent Declaration

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide

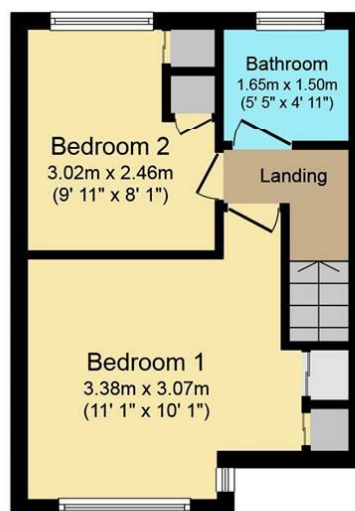
a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Area Map



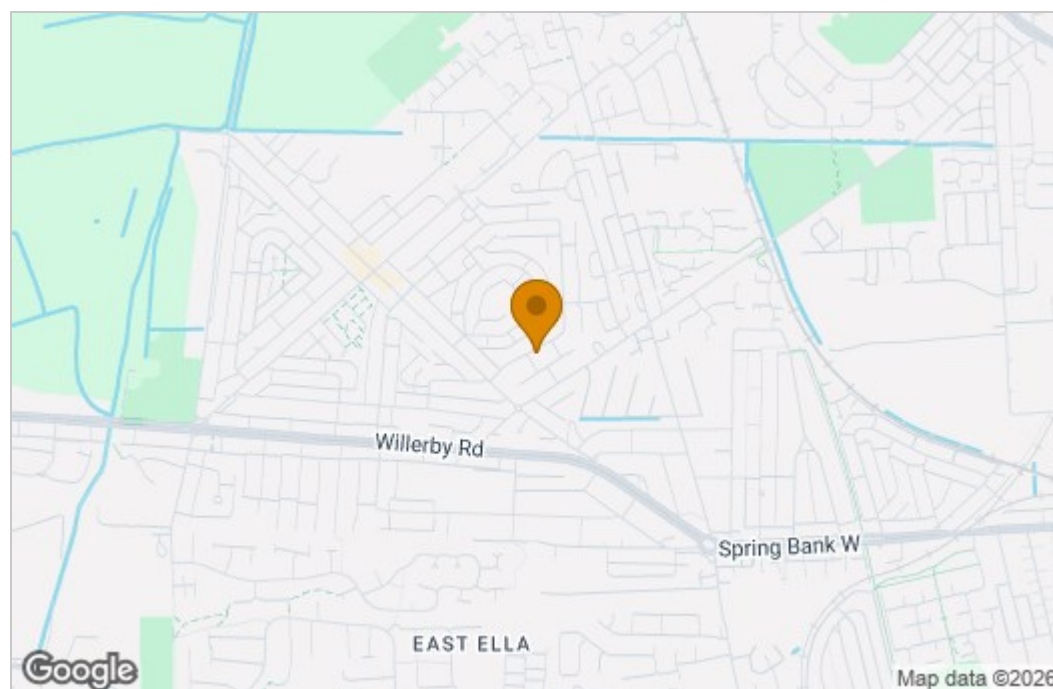
First Floor

Floor area 25.0 sq.m. (269 sq.ft.) approx

Total floor area 66.1 sq.m. (712 sq.ft.) approx

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

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		67	88
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

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.

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