

Whitakers

Estate Agents



4 Neatshead Garth, Hull, HU7 4NL

Offers Around £154,950

SIMPLY REQUIRES VIEWING IN ORDER TO APPRECIATE. A MUST FOR THE GROWING FAMILY UNIT.

THIS MID TERRACE HOUSE IS LOCATED OFF NODDLE HILL WAY, HANDILY PLACED FOR LOCAL SHOPS, SCHOOLS AND MEDICAL AMENITIES AND BOASTS ALL OF THE ATTRIBUTES FOR MODERN LIVING.

THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, CLOAK ROOM, LOUNGE, DINING ROOM, FITTED KITCHEN BY WREN, CONSERVATORY, FIVE BEDROOMS AND A FAMILY BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING. SOLAR PANELS ADORN PART OF THE ROOF LINE TO ASSIST THE PROPERTY ELECTRICITY CONSUMPTION AND OFF STREET CAR PARKING IS AVAILABLE WITH AN EXTERNAL ELECTRIC CHARGING POINT VIA A DROPPED KERBSIDE AND DRIVEWAY. THERE IS AN ATTRACTIVE REAR GARDEN WITH ACCESS TO AN INTEGRATED STORAGE AREA WHICH CAN LEND ITSELF TO A NUMBER OF USES AND EARLY APPOINTMENTS TO VIEW ARE URGED AS WE ANTICIPATE MUCH INTEREST IN THIS PROPERTY.

Entrance Hall



Staircase off, tiled floor, useful under stairs storage cupboard and a radiator.

Cloak Room



Half tiled walls and a low level wc unit

Fitted Kitchen



Fitted by WREN, there is a lovely range of fitted floor and wall units with contrasting preparation surfaces in QUARTZ, with matching splash backs and incorporating an inset stainless steel sink unit with mixer tap. Window to the front aspect, plumbing for an automatic washing machine, tiled floor and a radiator.

Lounge



Window to the rear aspect and a radiator. Sliding doors give access to :

Dining Room



Having a tiled floor and a radiator. Patio doors give access to:

Conservatory



A versatile addition, lending itself to a number of uses and giving access to the rear garden

First Floor Landing



A built in storage cupboard, radiator and access to :

Bedroom One



Window to the rear aspect, fitted wardrobes, dressing table unit with drawers and there are two radiators.

Bedroom Two



Window to the front aspect and a radiator.

Bedroom Three



Window to the rear aspect and a radiator.

Bedroom Four



Window to the rear aspect and a radiator.

Bedroom Five



Window to the front aspect and a radiator.

Family Bathroom



A white suite to comprise panelled bath with shower attachment, wash hand basin with a pedestal and a low level wc unit. Tiled walls and floor, spotlights to the ceiling and a radiator.

Gardens



To the rear of the property is an enclosed garden, laid to lawn and decorative aggregates with a paved patio area and a good sized garden storage shed.

Off Street Car Parking

Accessible via a driveway to the front of the property and having a charging point for an electric vehicle

Storage Area 19'8".213'3" x 7'6" (6.65 x 2.30)

Accessible from the rear garden and occupying the width of the property, this space can be integrated into the living quarters, (given the relevant permissions) and indeed similar properties on the development have taken advantage of this area in order to extend.

Council Tax

Hull City Council - band A

Tenure

This property 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 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 -

Conservation Area -

Flood Risk -

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

Broadband - Ultrafast 5500 Mbps

Coastal Erosion -

Coalfield or Mining Area -

Planning -

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.

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.

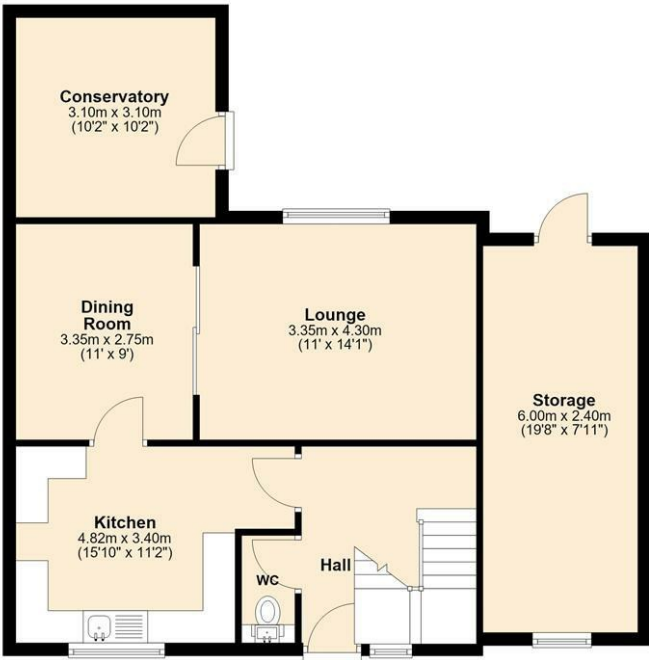
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the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

Solar Panels

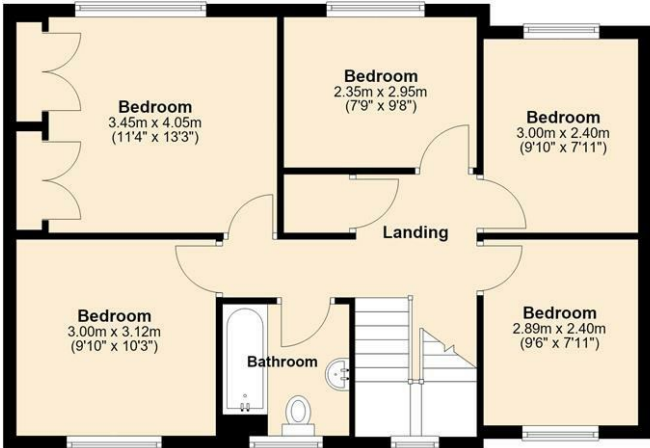
There are solar panels added to the roofline of the property which are not contracted and further information is available upon request.

Floor Plan

Ground Floor



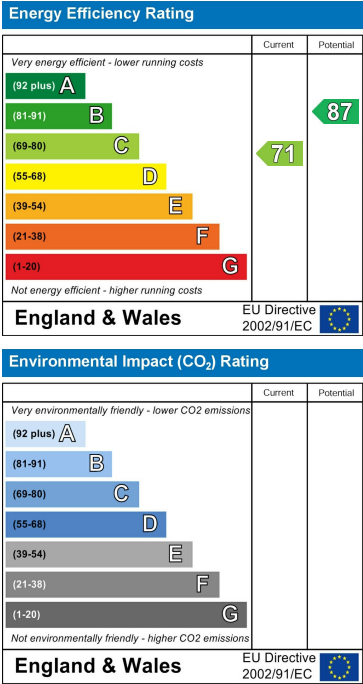
First Floor



Area Map



Energy Efficiency Graph



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