Whitakers
Estate Agents









349 Marfleet Lane, Hull, HU9 5UH

Offers Around £100,000

SITUATED TO THE EAST OF THE CITY , HANDILY PLACED FOE ALL LOCAL SHOPPING AND EDUCATIONAL AMENITIES, THIS MODERN STYLE MID TERRACE HOUSE TICKS ALL OF THE BOXES FOR THE GROWING FAMILY.

THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE STORM PORCH, RECEPTION HALLWAY, LOUNGE, FITTED DINING KITCHEN WITH APPLIANCES, THREE FIRST FLOOR BEDOOMS OF GOOD PROPORTION AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

SET WITHIN PLEASANT GARDENS, APPOINTMENTS TO VIEW INTERNALLY ARE ENCOURAGED

Entrance Storm Porch
Giving access to

Reception Hall



Staircase off, useful storage cupboards and a radiator

Lounge 15'7" x 9'10" (4.75 x 3.00)



Window to the rear aspect and a radiator

Fitted Dining Kitchen 16'4" x 9'6" (5.00 x 2.90)





A good range of fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with monobloc tap. Window to the front aspect, partially tiled walls, and integrated appliances include an electric oven, four ring gas hob, a stainless steel over head extractor canopy, a fridge freezer and a dishwasher.

First Floor Landing
With two built in storage cupboards and giving access to:

Bedroom One 12'5" x 8'10" (3.80 x 2.70)



Window to the rear aspect and a radiator.

Bedroom Two 10'9" x 6'6" (3.30 x 2.00)



Window to the front aspect and a radiator

Bedroom Three 9'6" x 656'2" (2.91 x 200)



Window to the rear aspect and a radiator.

Bathroom



A white suite to comprise panelled bath, wash handbasin with a pedestal and a low level wc. Partially tiled walls, a radiator and there is an electric shower unit over the bath with a shower screen to the bath side.

Gardens



To the front of the property is a garden laid to lawn with decorative wrought iron fencing to the perimeter and an enclose garden to the rear, again laid to lawn.

Tenure

This property is Freehold

Council Tax

Hull City Council - band A

Material Information:

Construction -Brick under a tiled roof
Conservation Area - No
Flood Risk -Very Low
Mobile Coverage/Signal -EE, Vodafone, Three and O2
Broadband - Baqsic 12 Mbps Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

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.

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.

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 shown 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

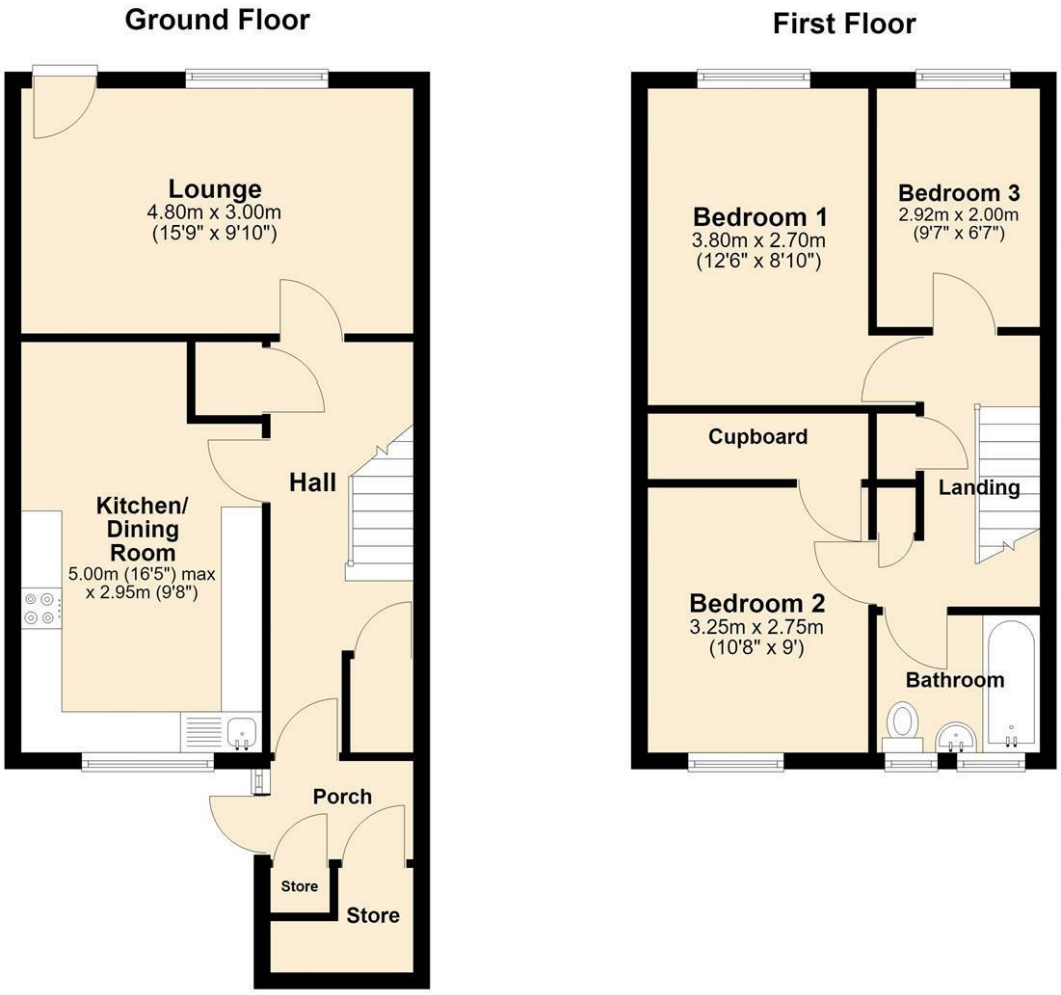
or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should 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.

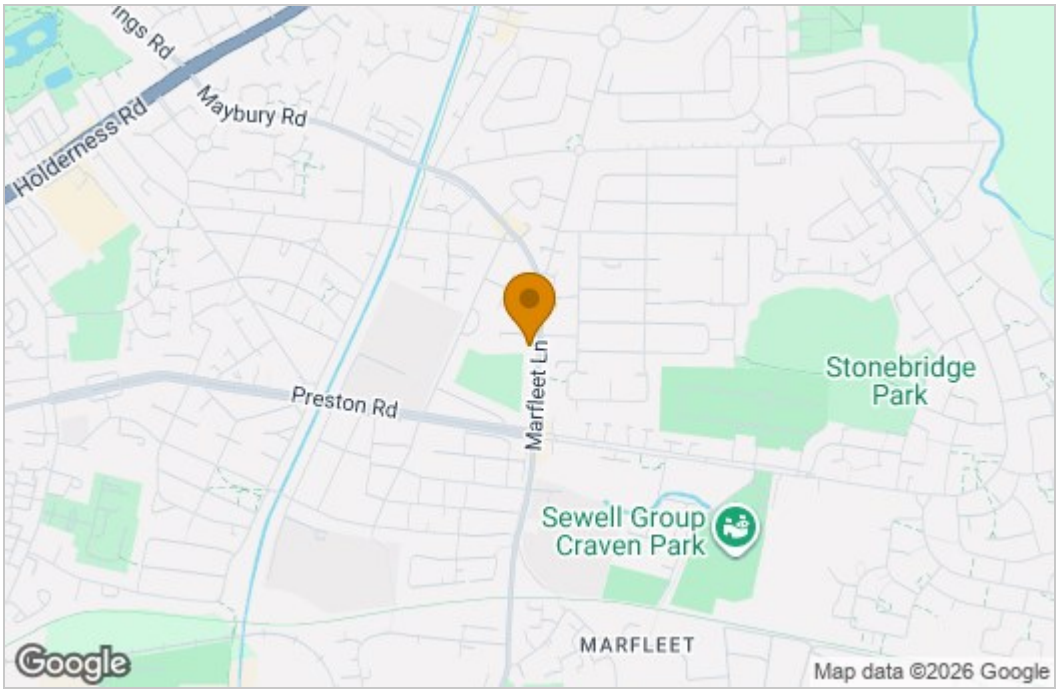
Free Market Appraisals/Valuations

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.

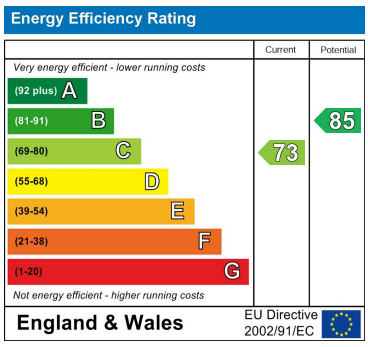
Floor Plan

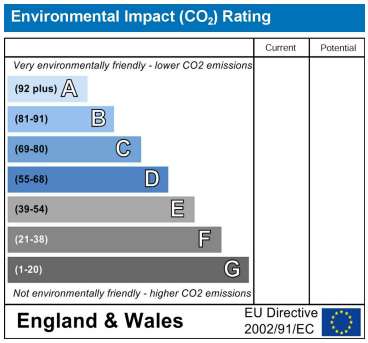


Area Map



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.

86 Church Street, Sutton On Hull, HU7 4TD
Tel: 01482 877177 Email: sutton@whitakers.co.uk https://www.whitakers.co.uk