Whitakers
Estate Agents









173 Amethyst Road, Hull, HU9 4DL

Offers Around £120,000

Whitakers are delighted to bring this lovely 2 bedroom end terraced home to the market!

Immaculately presented throughout, Situated in a most popular and convenient location, just a short distance from local shops, schools and amenities, the property also benefits from excellent transport links around the city.

Being ideal for first time buyers, the property briefly comprises; spacious and welcoming entrance hallway, through lounge, dining room and a fitted kitchen to the ground floor whilst to the first floor there are two double bedrooms and a family bathroom.

With the additional benefit of a low maintenance front garden with the option for off road parking (subject to permissions) and an amazing spacious south west facing rear garden together with gas central heating and uPVC double glazing throughout, early viewing is recommended!

The Accommodation Comprises

Entrance Hallway




uPVC door with glazed side panels into entrance hallway with laminate flooring, central heating radiator and stairs to first floor.

Through Lounge 17'2 x 10'5 (5.23m x 3.18m)




The through lounge features a uPVC window to front aspect, carpeted flooring, central heating radiator and fireplace with inset gas fire together with uPVC French doors into the rear garden.

Dining Room 7'3 x 7'1 (2.21m x 2.16m)



With a uPVC window to front aspect, laminate flooring, central heating radiator and uPVC side entrance door.

Kitchen 7'1 x 13'6 (2.16m x 4.11m)




With a range of fitted wall and base units, contrasting work surfaces and splashbacks. 4 ring ceramic hob with extractor over and fan oven below, stainless steel sink/drainer and plumbing for automatic washing machine. Tiled flooring, central heating radiator, under stair storage cupboard and uPVC window and door to rear garden.

First Floor Landing



With carpeted flooring, central heating radiator and uPVC window to rear aspect.

Bedroom One 14'11 x 10'4 (4.55m x 3.15m)




With uPVC windows to front and rear aspect, carpeted flooring and central heating radiator

Bedroom Two 9'9 max x 10'6 (2.97m max x 3.20m)




With uPVC window to front aspect, carpeted flooring, two built in cupboards and central heating radiator

Bathroom



Comprising panel bath, low flush wc and hand wash basin. Chrome heated towel rail, vinyl flooring, tiled walls and uPVC window to rear aspect.

Gardens





To the front of the property is a low maintenance garden laid to decorative aggregate with timber fencing giving the opportunity for off street parking (subject to permissions) The lovely South west facing rear garden is perfect for relaxation and entertaining being laid mainly to lawn with paved patio seating and decorative aggregate and is populated by an array of mature plants trees and shrubs with storage shed and timber fencing to perimeters.

Tenure

The property is Freehold

Council Tax

Council Tax band A
Kingston upon Hull City Council

EPC

Awaited

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 - Brick/Tile
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage/Signal -EE, O2, Three, Vodaphone
Broadband -
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

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

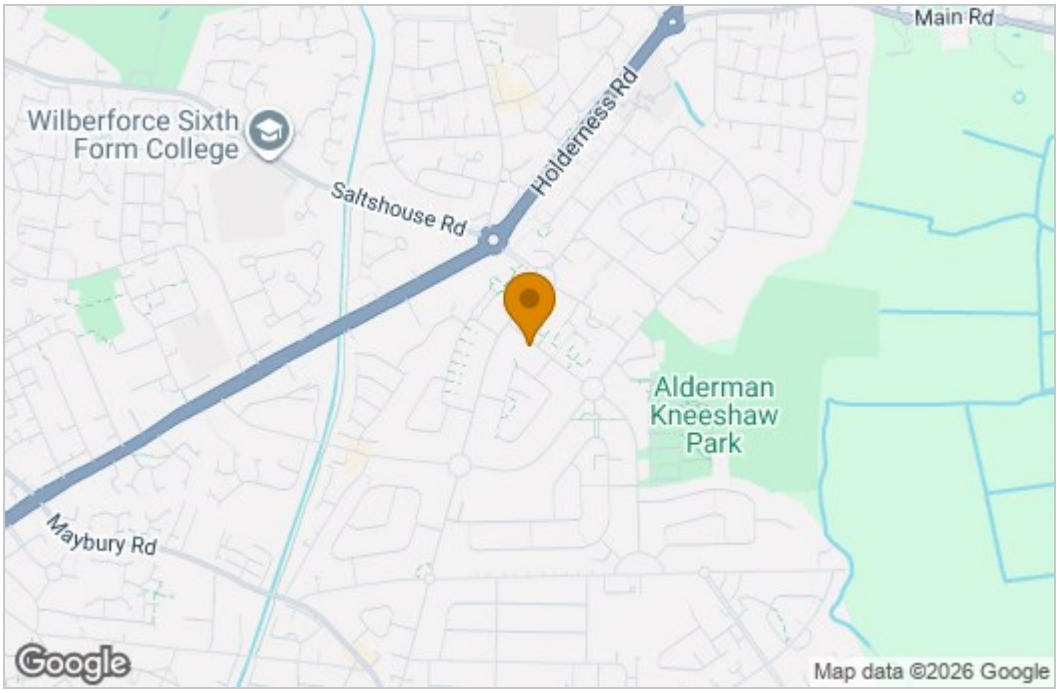
whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, 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.

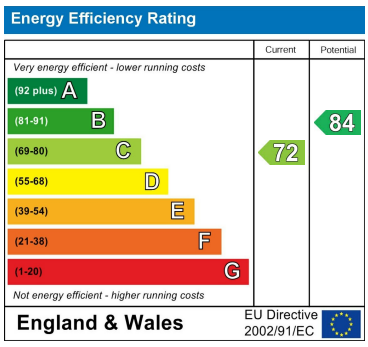
Floor Plan

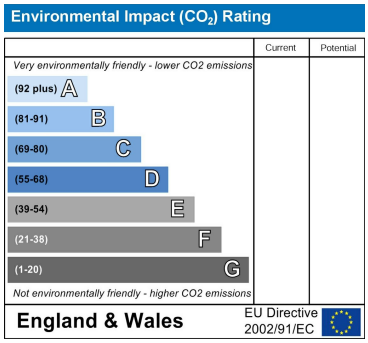


Area Map



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.

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