Whitakers
Estate Agents



123 Compass Road, Hull, HU6 7AW

Offers Around £130,000

SITUATED ON THIS SOUGHT AFTER DEVELOPMENT TO THE NORTH OF THE CITY, HANDILY PLACED FOR ALL OF THE SHOPPING AND LEISURE AMENITIES AT KINGSWOOD, THIS SEMI DETACHED CHALET STYLE HOUSE HAS BEEN EXTENDED TO THE GROUND FLOOR AND REQUIRES A DEGREE OF UP-DATING. THE ACCOMMODATION COMPRISES RECEPTION HALL, LOUNGE, DINING AREA, REAR SITTING ROOM, KITCHEN , BATHROOM AND A SHOWER ROOM TO THE GROUND FLOOR AND TWO BEDROOMS OF GOOD PROPORTION TO THE FIRST FLOOR. WITH GAS CENTRAL HEATING AND DOUBLE GLAZING INSTALLED, THE PROPERTY REPRESENTS A PROJECT FOR THE DISCERNING PURCHASER AND APPOINTMENTS TO VIEW ARE ENCOURAGED.

Reception Hall
Spacious with staircase off and a useful under stairs storage cupboard.

Lounge
Window to the front aspect, radiator

Dining Room
With sliding doors giving access to:

Rear Sitting Room
Window to the rear aspect and a radiator

Kitchen
Fitted floor and wall units with contrasting preparation surfaces and a sink unit with mixer tap. Window to the
side aspect

Bathroom
a coloured suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc unit

Shower Room
A plumbed shower unit , wash hand basin and a low level wc unit. " None slip" floor covering and window to the side aspect

Bedroom One
Window to the front aspect, a radiator and built in wardrobes.

Bedroom Two
Windows to side aspect and a radiator

Gardens
Gardens to the front and rear with open aspect to the banks of the River Hull to the rear.

Car Parking

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.

Council Tax
Hull City Council - band B

Tenure
This property is freehold

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.

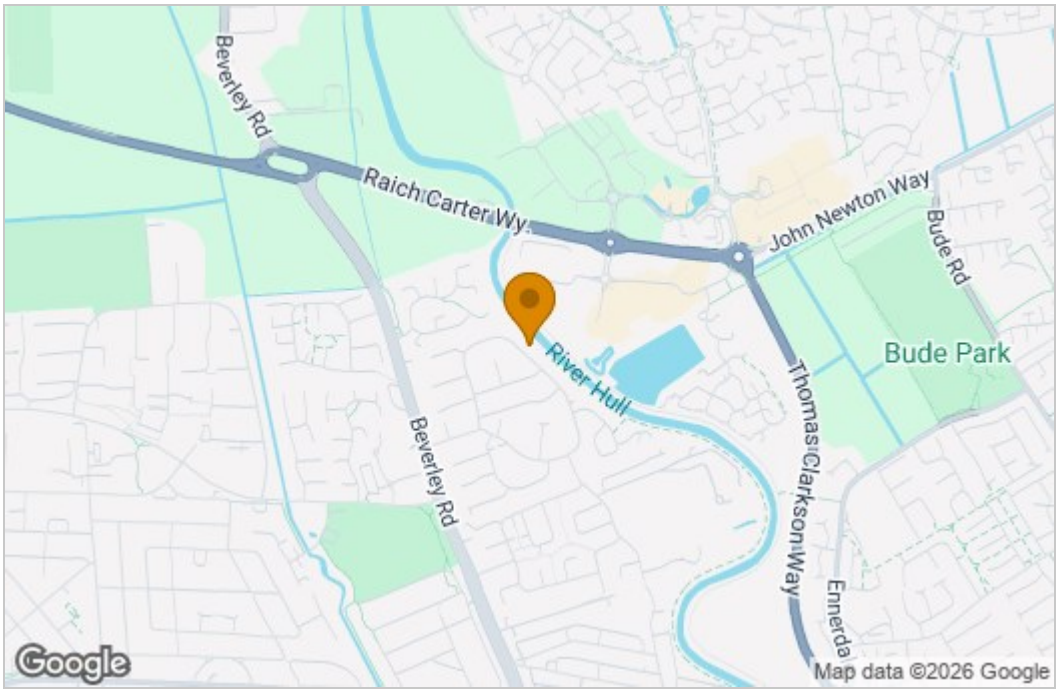
Material Information:
Construction - Brick under tiled roof
Conservation Area -No
Flood Risk -Low
Mobile Coverage/Signal -EE, Vodafone, Three and O2
Broadband - Basic 7Mpbs Ultrafast 10000 Mpbs
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

Whitakers Estate Agent Declaration:
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

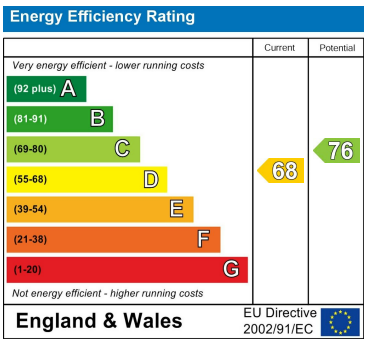
Floor Plan

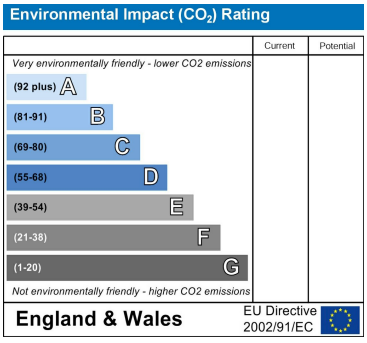


Area Map



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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