Whitakers
Estate Agents









20 Frances Brady Way, Hull, HU9 3BW

Asking Price £160,000

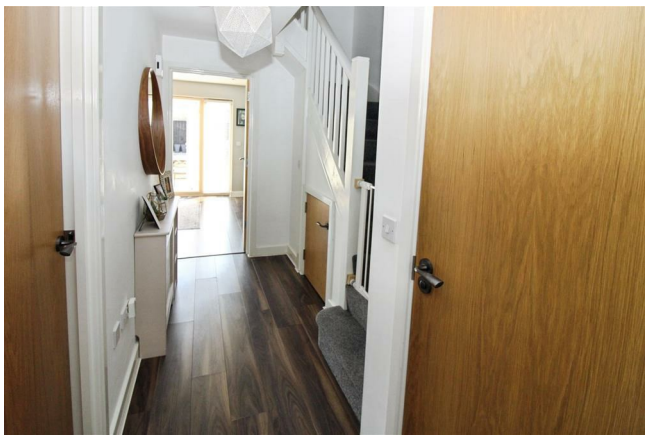
*** MOVE IN FOR XMAS***

JUST YARDS FROM THE GATES OF MAYBURY PRIMARY SCHOOL AND BOASTING A REAR GARDEN OF ENVIABLE PROPORTION, THIS MODERN STYLE END TERRACE HOUSE IS IDEALLY SUITED TO THE YOUNG FAMILY.

THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, CLOAK ROOM, FITTED DINING KITCHEN WITH APPLIANCES, LOUNGE TO THE REAR ASPECT, THREE BEDROOMS AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

HAVING A SIDE DRIVEWAY TO ACCOMMODATE OFF STREET PARKING FOR TWO VEHICLES, THE PROPERTY IS BEAUTIFULLY PRESENTED IN "MOVE INTO " CONDITION AND AN ARRANGEMENT TO VIEW INTERNALLY WILL NOT DISAPPOINT.

Entrance Hall



Attractive laminate flooring, a radiator, staircase off and useful under stairs storage cupboard

Cloak Room



A low level wc unit, wash hand basin with a pedestal, radiator and tiled floor.

Fitted Dinng Kitchen 13'1" x 9'4" (4.00 x 2.87)





A lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Window to the front aspect, a radiator, spotlights to the ceiling and feature lighting over the dining area, tiled floor, plumbing for an automatic washing machine, an extractor fan and integrated appliances include an electric oven, electric hob, an over head extractor canopy and a fridge/freezer.

Lounge 17'2" x 10'6" (5.25 x 3.21)





With French Doors and screens to the rear aspect allowing plenty of natural light and access to the rear garden, spotlights to the ceiling and two radiators.

Bedroom One 12'9" x 8'8" (min) (3.91 x 2.66 (min))





Two windows to the rear aspect, a radiator and a recess to mirror fronted fitted wardrobes.

Bedroom Two





Window to the rear aspect, a radiator and mirror fronted fitted wardrobes.

Bedroom Three 9'4" x 6'6" (2.85 x 2.00)



Window to the rear aspect and a radiator.

Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Tiled floor, partially tiled walls, spotlights to the ceiling, an extractor fan and there is a plumbed shower unit over the bath with a glass shower screen to the bath side.

Gardens





To the front of the property is a an open plan garden laid to lawn and to the rear a garden again laid to lawn, with two attractively paved patio seating areas and a raised flower bed.

Off Street Car Parking

There is a side driveway which can accommodate two vehicles.

Council Tax

Hull City Council tax band C

EPC

EPC Rating B

Tenure

Freehold

Material Information:

Construction - Brick under a tiled roof
Conservation Area - No
Flood Risk Very low
Mobile Coverage/Signal -EE, Vodafone, Three and O2
Broadband - Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

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.

Whitakers Estate Agent Declaration:

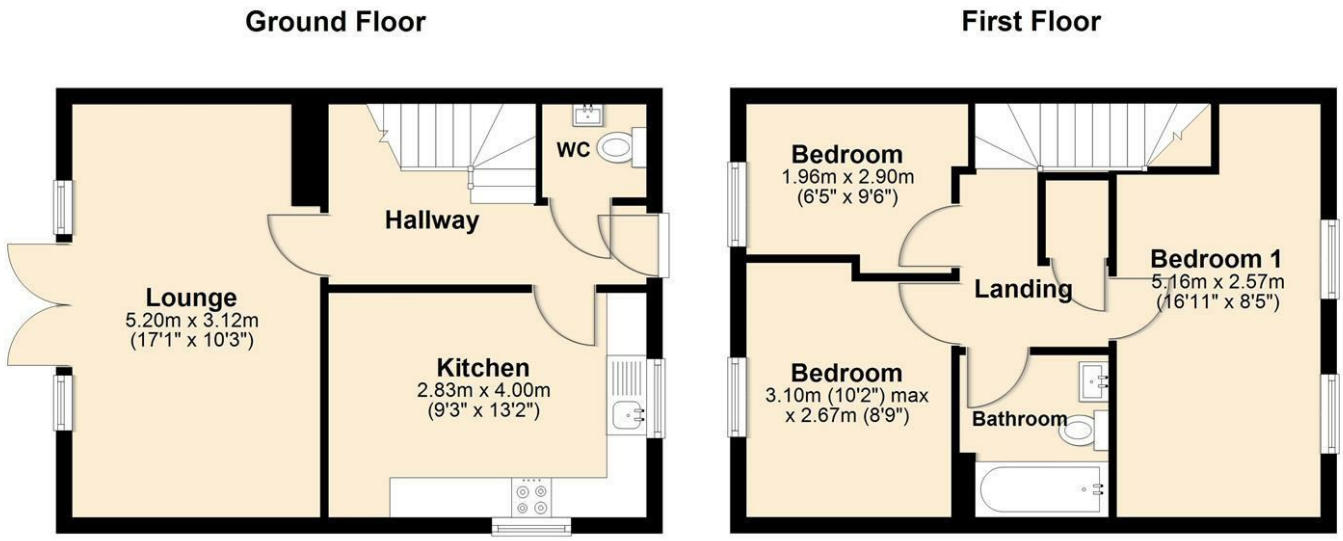
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

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.

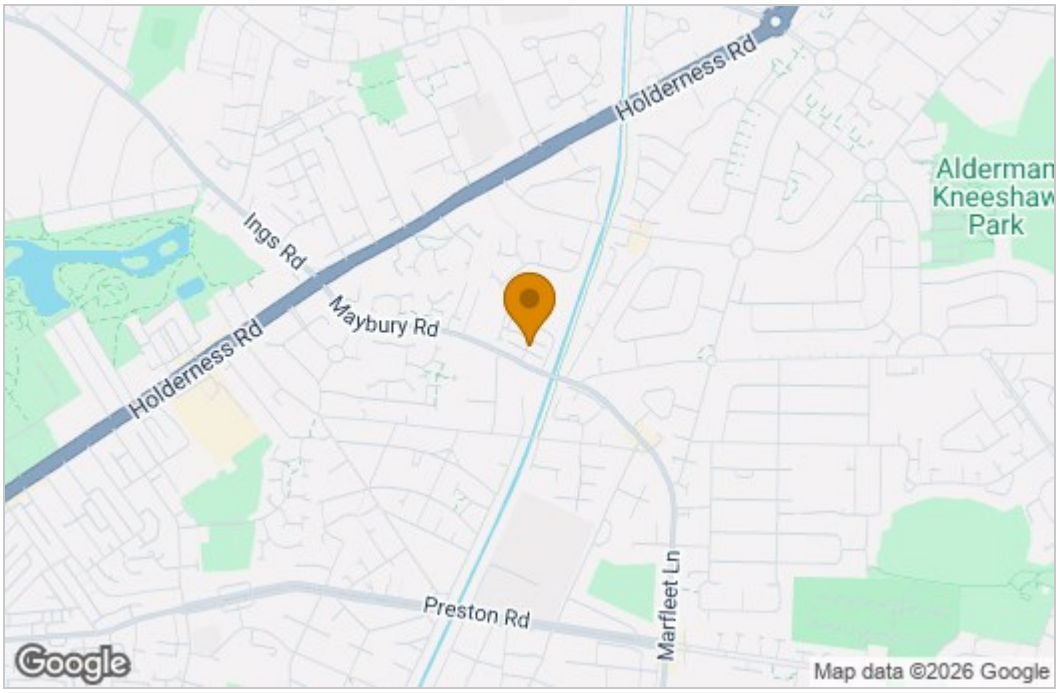
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

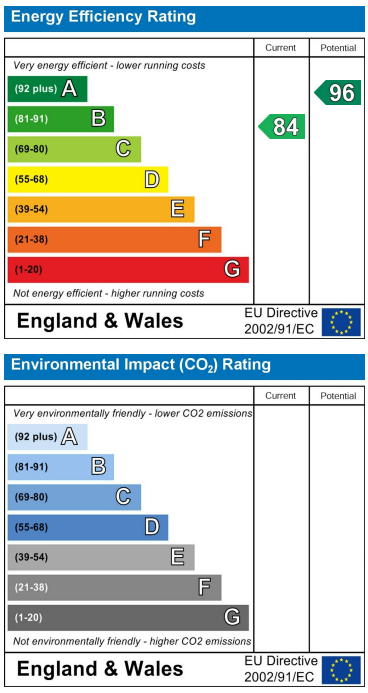


Total area: approx. 75.0 sq. metres (807.7 sq. feet)

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