

# Whitakers

Estate Agents



## 75 Middlesex Road, Hull, HU8 0AF

**Guide price £160,000**

\*\*\* GUIDE PRICE £160,000 - £170,000 \*\*\*

Whitakers are delighted to bring this immaculately presented, 2 bedroom semi-detached property to the market, available to purchase with NO ONWARD CHAIN!

Constructed in 2019, the property is situated on this popular and sought after modern development just off Saltshouse Road, conveniently positioned for local shops, schools and amenities and ideal for first time buyers, downsizers and investors alike!

Tastefully and stylishly presented throughout, the property briefly comprises; entrance hallway, lounge, dining kitchen and downstairs wc to the ground floor whilst the first floor there are 2 double bedrooms, the master being ensuite together with a family bathroom.

With a lovely enclosed garden to the rear and off road parking to the front together with gas central heating and uPVC double glazing throughout, internal viewing is recommended!

## The Accommodation Comprises

### Entrance Hallway



Composite entrance door into hallway with carpeted flooring, central heating radiator and stairs rising to first floor landing.

Lounge 12'10 x 9'11 max (3.91m x 3.02m max)



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

Dining Kitchen 14'4 x 13'4 (4.37m x 4.06m)



With a range of fitted wall and base units, contrasting work surfaces and splash backs. 4 ring gas hob with fan oven below and extractor over and stainless steel sink/drainers with mixer taps. Integrated fridge/freezer, plumbing for automatic washing machine, vinyl flooring, central heating radiator, ample space for family dining, under stair storage cupboard and uPVC window and French doors to rear garden.

### Downstairs Cloakroom



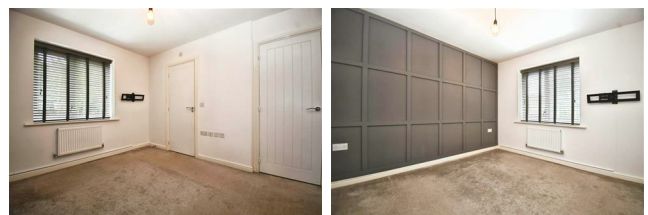
Low flush wc, vanity hand wash basin, vinyl flooring, central heating radiator and extractor fan

### First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring and loft access hatch.

Bedroom One 11'4 x 9'10 (3.45m x 3.00m)



uPVC window to front aspect, carpeted flooring, central heating radiator and storage cupboard.

## Ensuite



Shower cubicle with mains shower over, low flush wc and hand wash basin. Vinyl flooring, wall tiling to water sensitive areas, central heating radiator, extractor fan and uPVC window to front aspect.

Bedroom Two 8'7 x 13'4 (2.62m x 4.06m)



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

Bathroom 6'10 x 6'2 (2.08m x 1.88m)



Panel bath with mixer taps, low flush wc and hand wash basin. Heated towel rail, vinyl flooring, wall tiling to water sensitive areas, extractor fan and uPVC window to side aspect.

## Outside



To the front of the property is allocated parking

and a small lawned garden whilst side gate access leads to the spacious rear garden laid mainly to lawn with paved patio and decked seating areas, storage shed and timber fencing to perimeters.

## Tenure

The property is Freehold

## Council Tax

Council Tax band B

Kingston upon Hull City Council

## EPC

EPC rating B

## 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, Vodafone, Three, O2

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

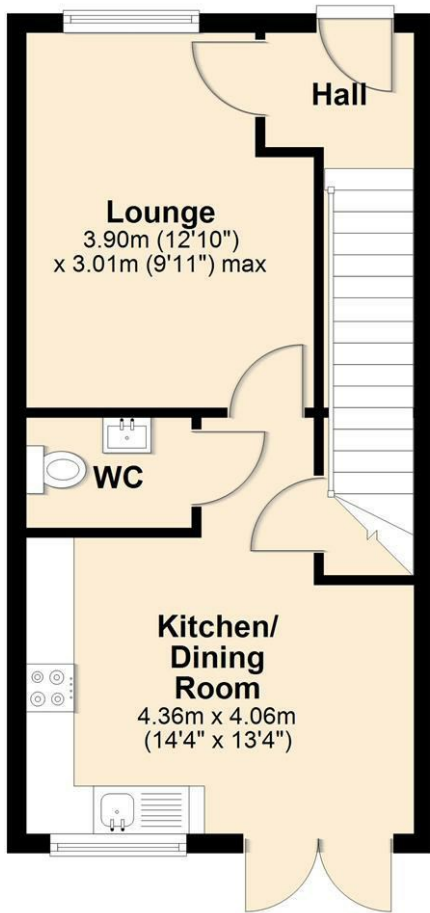
## Whitakers Estate Agent Declaration:

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

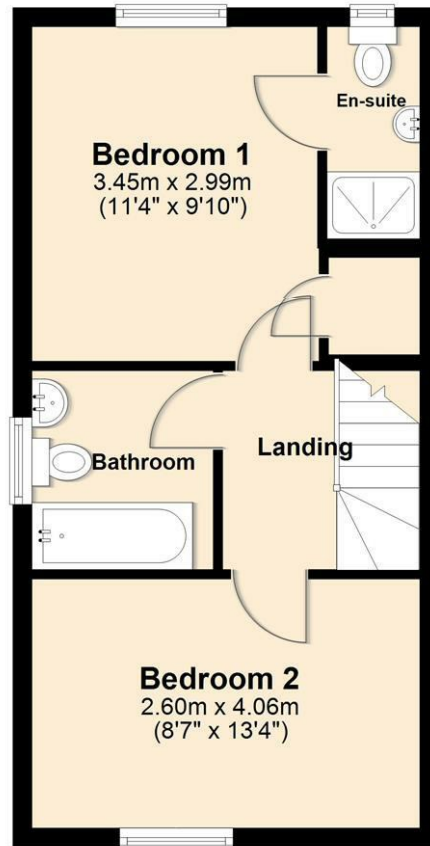
guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

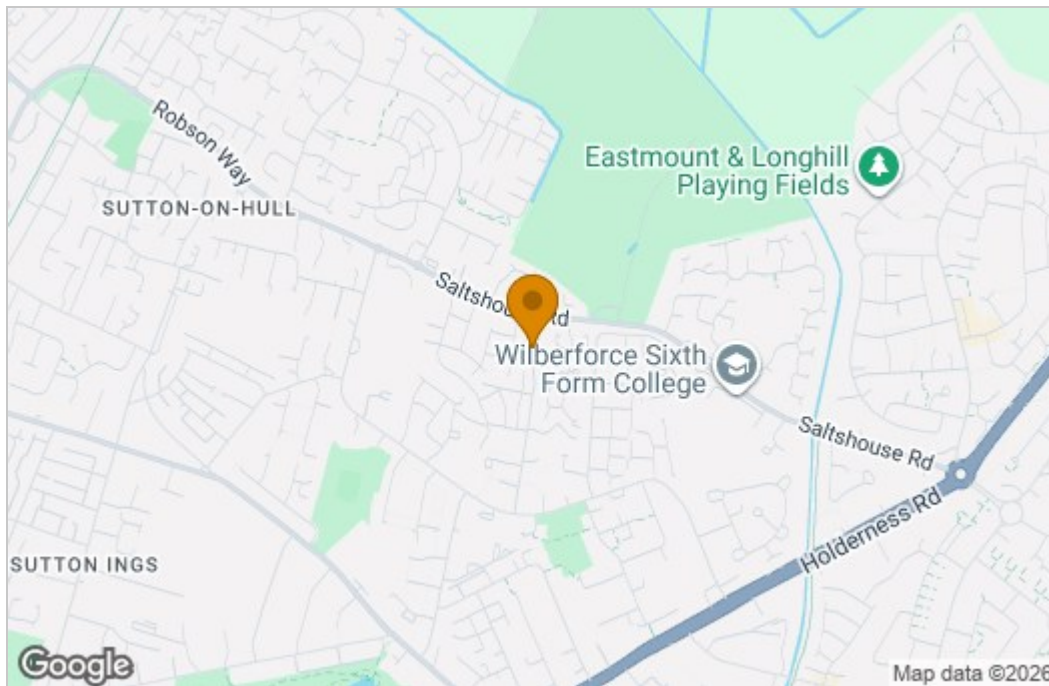
## Ground Floor



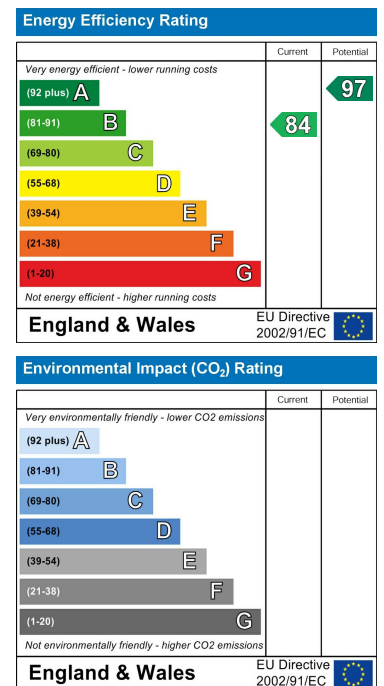
## First Floor



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.