

# Whitakers

Estate Agents



## 15 Stable Walk, Hull, HU3 6AD

**£145,000**

Whitakers Estate Agents are pleased to present this recently refurbished end-terrace property, ideally situated on a modern development with easy access to Anlaby Road and Spring Bank West, and enjoying attractive open views across a well-maintained communal green.

Externally, the front of the property features a gravelled garden with ornamental hedging, enclosed by wrought iron fencing.

Upon entering, you are welcomed by an entrance hall with a cloakroom, leading through to a fitted kitchen and a spacious lounge.

A fixed staircase rises to the first floor, which offers two double bedrooms and a bathroom fitted with a modern three-piece suite.

French doors from the lounge open onto a southerly-facing rear garden, partly laid to lawn with decorative planted borders and complemented by a patio seating area. A gate within the boundary fencing provides access to a parking area, where one allocated space is available.

Overall, the accommodation is ideally suited to a first-time buyer or young family looking to step onto the property ladder. Investors may also find this an attractive opportunity, with the property ready to be introduced to the lettings market immediately upon completion.

The accommodation comprises

Front external



Externally, the front of the property features a gravelled garden with ornamental hedging, enclosed by wrought iron fencing.

Ground floor

Entrance hall

Double glazed entrance door, radiator and staircase leading to the first floor landing.

Cloakroom

UPVC double glazed window, radiator, low flush W.C and wash hand basin.

Kitchen 11'8" x 7'5" (3.56 x 2.27 )



UPVC double glazed window, radiator and enclosed gas central heating boiler. A range of base, drawer and wall mounted units, fitted work surfaces with upstands and single drainer sink unit with mixer tap over. A range of built in appliances including; split level oven and hob with a cooker hood over, fridge freezer, washing machine and dishwasher.

Lounge 14'6" x 10'6" (4.42 x 3.22 )



First floor

Landing

Radiator and doors leading to both bedrooms and bathroom.

Bedroom one 14'7" x 8'11" (4.45 x 2.74 )



UPVC double glazed window and radiator.

Bedroom two 14'7" x 7'7" (4.45 x 2.32 )



UPVC double glazed window, radiator and storage cupboard.

## Bathroom



Panelled bath with mixer shower over, low flush WC, pedestal sink unit, radiator, partly tiled walls and floor.

## Rear external



French doors from the lounge open onto a southerly-facing rear garden, partly laid to lawn with decorative planted borders and complemented by a patio seating area. A gate within the boundary fencing provides access to a parking area, where one allocated space is available.

## Car parking

## View of open green space



## Aerial view of the property



## Land boundary



## Tenure

The property is held under Freehold tenureship

## Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00040097001501

Council Tax band - B

## EPC rating

EPC rating - C

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 16 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

## 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 sale 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.

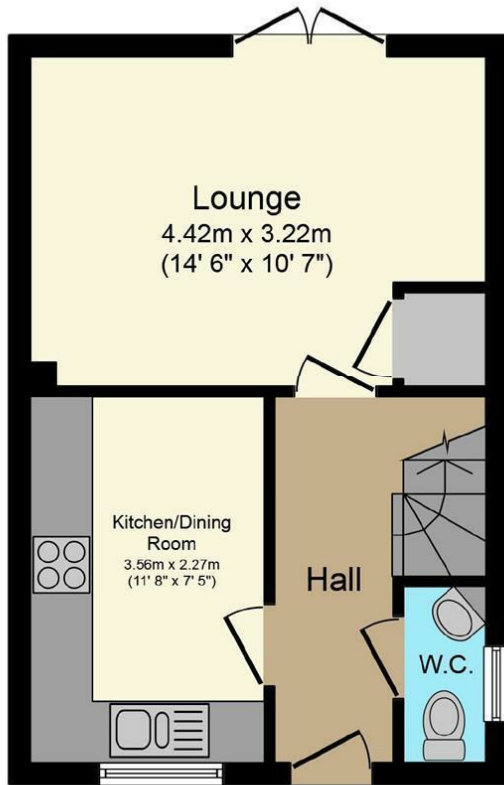
#### Free Market Appraisals / Valuations

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

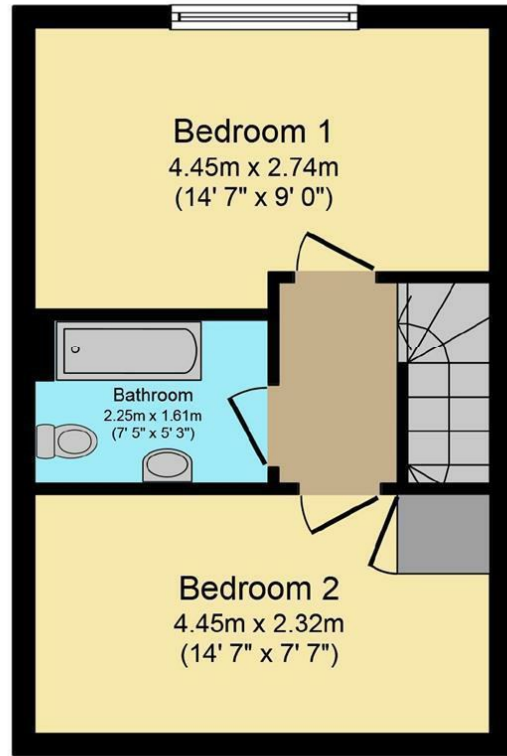
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# Floor Plan



## Ground Floor

Floor area 30.0 sq. m. (323 sq. ft.) approx



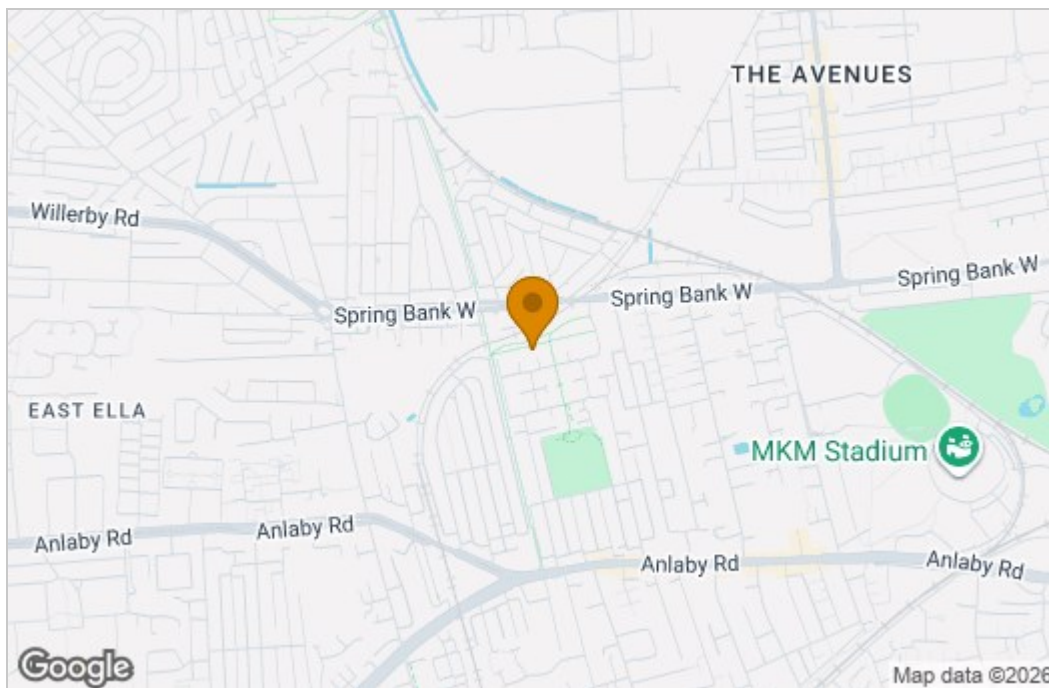
## First Floor

Floor area 30.0 sq. m. (323 sq. ft.) approx

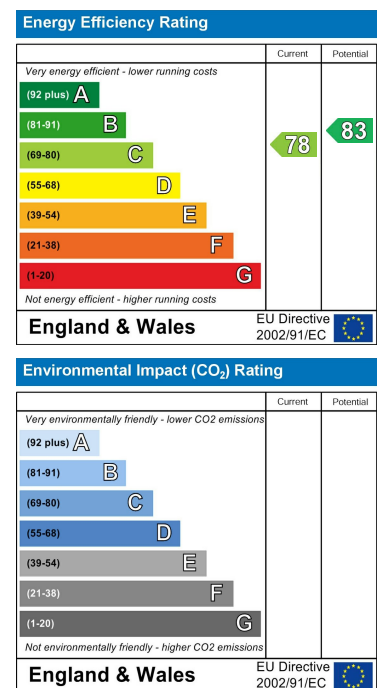
Total floor area 60.0 sq. m. (646 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

# 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.