

Whitakers

Estate Agents



132 Falkland Road, Hull, HU9 5EZ

Offers Around £140,000

ARARE OPPORTUNITY, A SUBSTANTIAL OUTDOOR SPACE!

THIS SEMI DETACHED PROPERTY BOASTS A WONDERFUL PLOT WITH GARDENS TO THREE SIDES , A LARGE GARAGE IDEALLY SUITED TO THE CAR ENTHUSIAST AND CERTAINLY ALTERNATIVE OPTIONS AND A REAR GARDEN TO SUIT THE ANIMAL LOVER.

THE PROPERTY COMPRISES ENTRANCE HALL, LOUNGE, FITTED KITCHEN, GROUND FLOOR CLOAK ROOM , TWO FIRST FLOOR BEDROOMS AND A BATHROOM AND A FIXED STAIRCASE TO A LOFT AREA. WITH GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE ACCOMMODATION LENDS ITSELF TO THE GROWING FAMILY AND A HOST OF OPTIONS FOR THE PURCHASER LOOKING TO WORK FROM HOME.

SIMPLY REQUIRES INSPECTION IN ORDER TO APPRECIATE, APPOINTMENTS TO VIEW ARE URGED IN ORDER TO AVOID DISAPPOINTMENT.

Entrance Hall

Lounge



A large window to the front aspect, with an electric fire, and tile flooring throughout.

Fitted Kitchen



Well proportioned fitted kitchen, with a wide range of floor and wall units, comprising of a gas hob, and a stainless steel sink. Leading to an under stairs storage space and the downstairs cloak room. Tile flooring throughout and a radiator.

Ground Floor Cloak Room



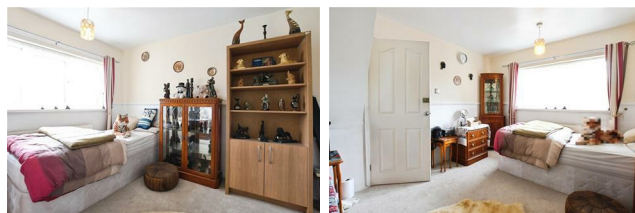
Bedroom One



Carpeted, with a UPVC window to the front

aspect, a radiator, and a large storage cupboard. This room also benefits from fitted mirrored wardrobes.

Bedroom Two



Second double bedroom, carpeted, with a large storage cupboard, UPVC window to the rear aspect, and a radiator.

Wet Room



First floor wet room, with non-slip vinyl flooring, a low level WC with a pedestal sink and a wall mounted shower.

Loft Area



With access via a fixed staircase, carpeted flooring, and a storage area. This room could be utilised as a third bedroom, office, or an additional storage space.

Gardens



Offered with generous proportion. This property benefits from an exceptional, spacious garden, with off street parking, and outbuildings. The gardens are great for entertaining, or a growing family unit.

Outbuildings



Council Tax

Hull City Council tax band A

Tenure

Freehold

EPC

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 under tiled roof

Conservation Area - No

Flood Risk -Very low

Mobile Coverage/Signal -Yes

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

Planning -No

Whitakers Estate Agent Declaration:

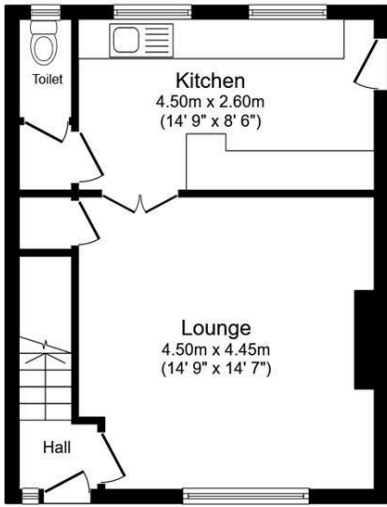
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Offering on a property

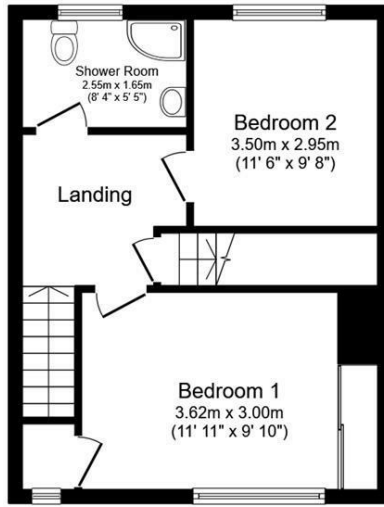
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per 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.

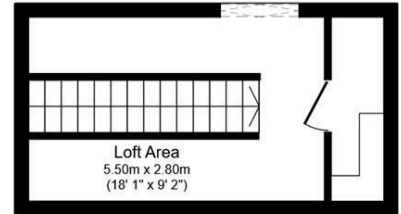
Floor Plan



Ground Floor



First Floor

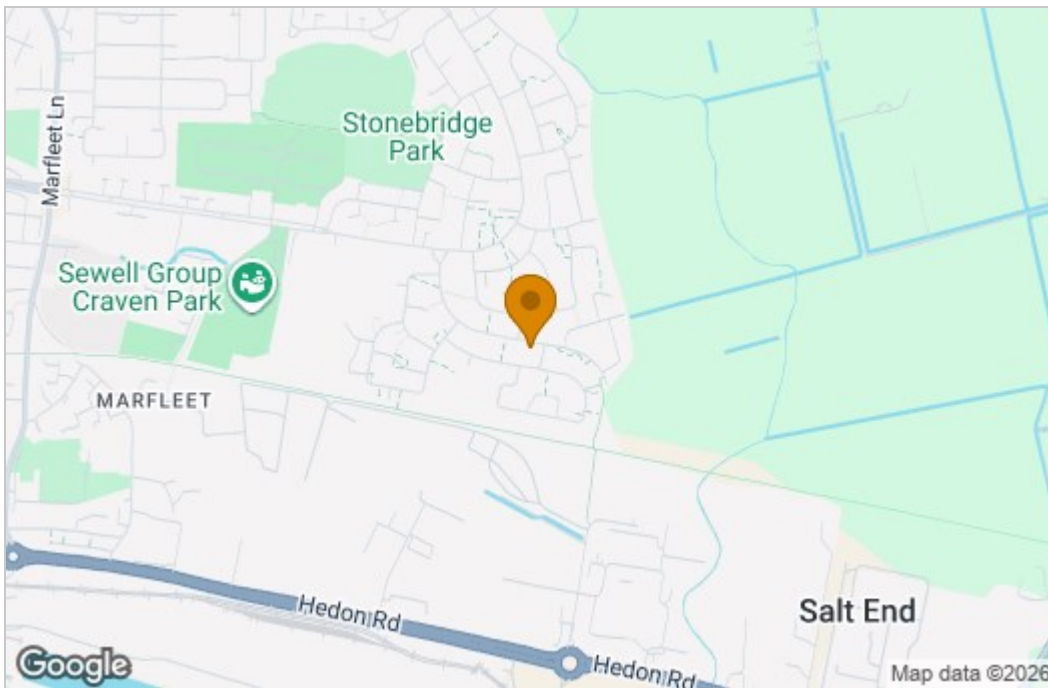


Second Floor

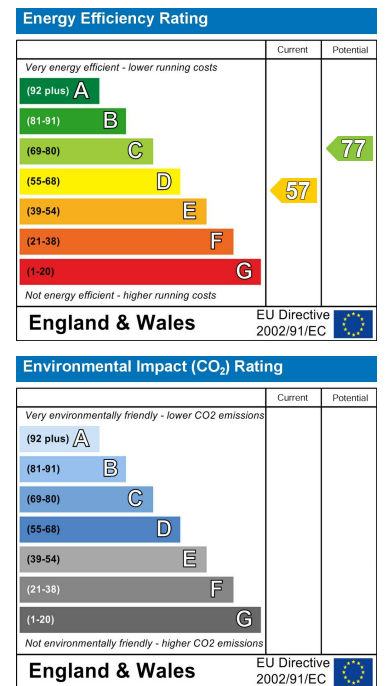
Total floor area: 92.3 sq.m. (994 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.