Whitakers
Estate Agents

4 Rutherglen Drive, Hull, HU9 3PE

Offers Over £125,000

A RARE OPPORTUNITY TO PURCHASE THIS SPACIOUS 3 BEDROOM FAMILY HOME AVAILABLE WITH NO ONWARD CHAIN!

Situated on a quiet cul-de-sac in a popular and sought after area, the property is ideally positioned for the local shops and amenities of Holderness Road and benefits from excellent public transport links around the City.

Being ideal for first time buyers and families alike, the property briefly comprises; front porch with storage sheds, entrance hallway with downstairs cloakroom off, a spacious fitted dining kitchen and separate rear lounge with patio doors into the conservatory to the ground floor whilst to the first floor there are 3 generously proportioned bedrooms and a family bathroom.

Externally there is a spacious enclosed rear garden whilst the low maintenance front garden gives the opportunity for off road parking (subject to permissions)

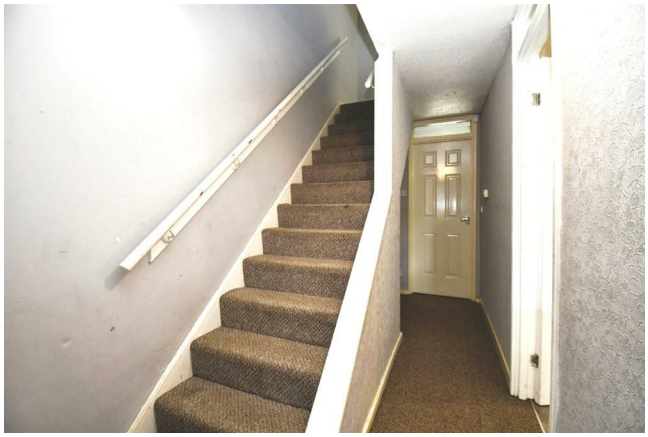
Also benefitting from gas central heating throughout and majority uPVC double glazing, this represents an outstanding opportunity for the buyer to really put their own stamp on a spacious home in a most sought after area!

The Accommodation Comprises

Front Porch

Accessed from the front through a uPVC double-glazed entrance door, two storage cupboards, uPVC side window and door into entrance hallway.

Entrance Hallway



With carpeted flooring, central heating radiator and stairs to first floor.

Downstairs Cloakroom

With low flush wc, hand wash basin, central heating radiator and uPVC window to front aspect.

Dining Kitchen 18'6 x 9'5 (5.64m x 2.87m)

Modern kitchen equipped with a range of fitted wall and base units, contrasting work surfaces and splashbacks. 4 ring gas hob with extractor over and fan oven below, 1 1/2 bowl stainless steel sink/drainer and plumbing for automatic washing machine. Vinyl flooring, central heating radiator, uPVC window to front aspect, space for family dining and double doors into lounge.

Lounge 9'10 x 15'8 (3.00m x 4.78m)

With carpeted flooring, central heating radiator, door into hallway, uPVC window to rear aspect and Patio doors to conservatory.

Conservatory 7' x 13'3 (2.13m x 4.04m)

With uPVC door into rear garden

First Floor Landing

Stairs from entrance hallway to first floor landing with carpeted flooring, storage cupboard and central heating radiator.

Bedroom One 16'3 x 9'6 (4.95m x 2.90m)

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

Bedroom Two 12'9 x 8'10 (3.89m x 2.69m)

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

Bedroom Three 8'10 x 6'6 (2.69m x 1.98m)

uPVC window to rear aspect, carpeted flooring, central heating radiator and storage cupboard housing combi-boiler.

Bathroom

Modern suite comprising P-shaped bath with fitted screen and mains shower over, low flush wc and hand wash basin. Vinyl tiled flooring, part tiled walls, radiator and uPVC window to front aspect

Outside

The front of the property is laid to aggregate and provides the possibility for off road parking (subject to permissions) The spacious enclosed rear garden is laid mainly to lawn with timber perimeter fencing and rear gate access.

Tenure
The property is Freehold

Council Tax
Council Tax band A
Kingston upon Hull City Council

EPC
Awaited

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 - Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 21 Mbps, Ultrafast 10000

Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

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.

Whitakers Estate Agent Declaration:

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

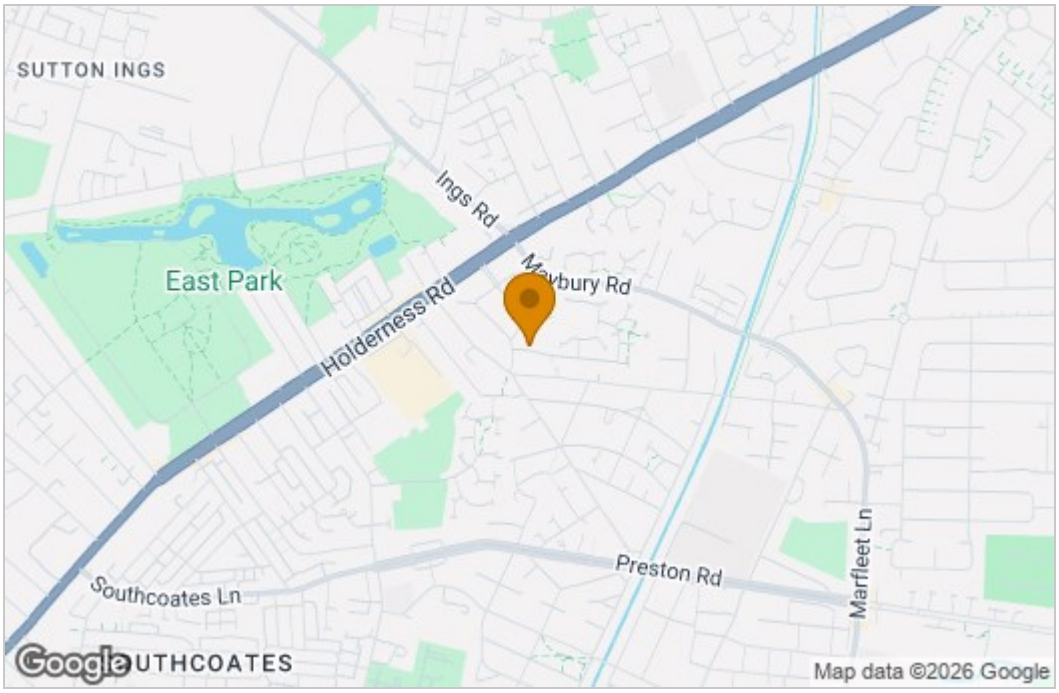
Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

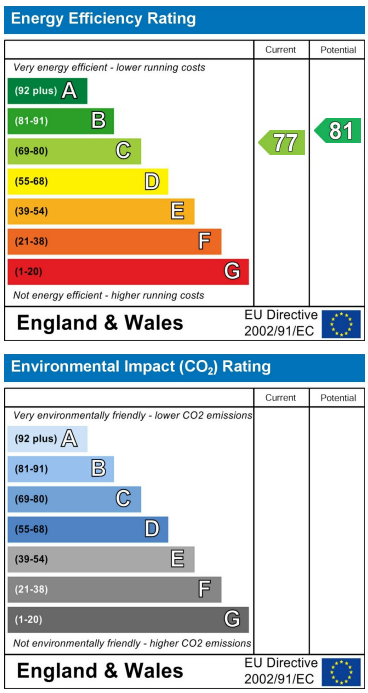
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Floor Plan

Area Map



Energy Efficiency Graph



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