

# Whitakers

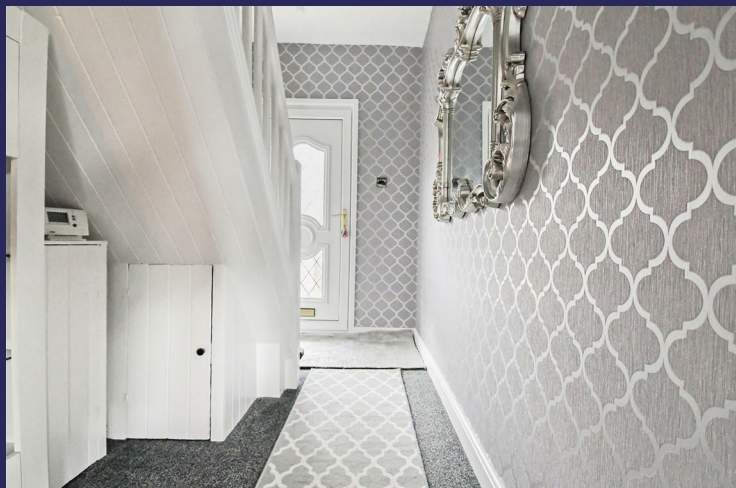
Estate Agents



23 Whitworth Street

Holderness Road, Hull, HU9 3HH

Asking Price £135,000





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## Description

A spacious three bedroom family home with additional loft space close to a wide range of local amenities and schools. The property is set in large gardens to the front and rear and has gas central heating and Upvc double glazing. Comprises entrance hall, lounge, spacious dining room, fitted kitchen, landing, three bedrooms, bathroom and loft space.

**THREE BEDS & USABLE LOFT!**

**HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION!**

**DESIRABLE SCHOOLS WITHIN THE CATCHMENT!**

**TWO RECEPTION ROOMS!**

**VERY CLOSE TO AMENITIES!**

**A GREAT FAMILY HOME!**

**GENEROUS GARDENS TO FRONT & REAR!**

## Entrance hall

Upvc double glazed entrance door, central heating radiator, staircase to landing off.

## Lounge

12'11" x 10'9" maximum (3.94 x 3.28 maximum)

Upvc double glazed bay window, central heating radiator, feature fireplace with a marbled back and hearth and a living flame gas fire, coved ceiling with a ceiling rose. Open plan to:

## Dining room

16'8" x 12'4" (5.09 x 3.78)

Upvc double glazed window, central heating radiator, coved ceiling with a ceiling rose.

## Kitchen

10'11" x 7'10" (3.34 x 2.40)

Upvc double glazed window and double doors leading to the gardens, fitted with a ro base wall and drawer units, fitted work surfaces, single drainer sink unit, plumbed for an automatic washing machine and a split level oven and hob.

## Landing

Storage cupboard and staircase to landing off.

## Bedroom 1

11'8" x 11'1" maximum (3.56 x 3.38 maximum)

Upvc double glazed window and central heating radiator.

## Bedroom 2

12'7" x 9'3" (3.84 x 2.82)

Upvc double glazed window, central heating radiator and a storage cupboard housing the gas central heating boiler.

## Bedroom 3

9'3" x 9'1" (2.84 x 2.79)

Upvc double glazed window, central heating radiator and coved ceiling.

## Bathroom

Upvc double glazed window, central heating radiator, partially tiled and fitted with a three piece suite comprising panelled bath with a mixer shower over, pedestal wash basin and a low flush WC.

## Landing

Velux type window and access to the eaves.

### Loft space

16'2" x 10'7" maximum (4.95 x 3.25 maximum)

Double glazed Velux type window, central heating radiator, access to the eaves.

### Gardens

To the front of there property there is a lawned garden with a boundary wall. A shared passage leads to the rear garden which is lawned with a patio area and fencing to the surround.

### 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.

### Free Market Appraisals / Valuations

We offer a free sales valuation service, as an

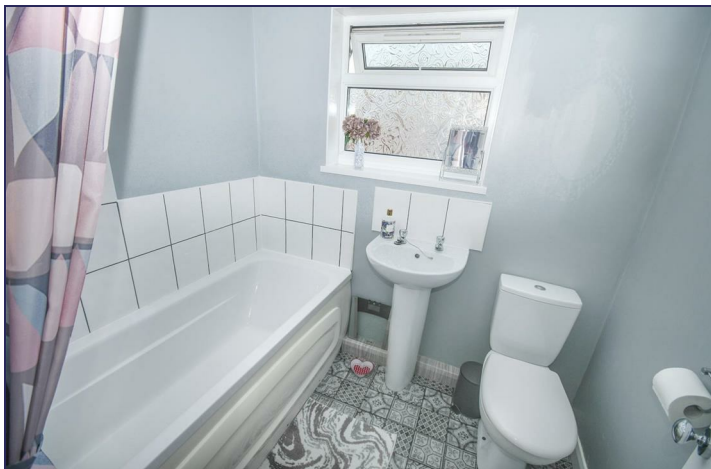
Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### 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.

### 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.





Road Map



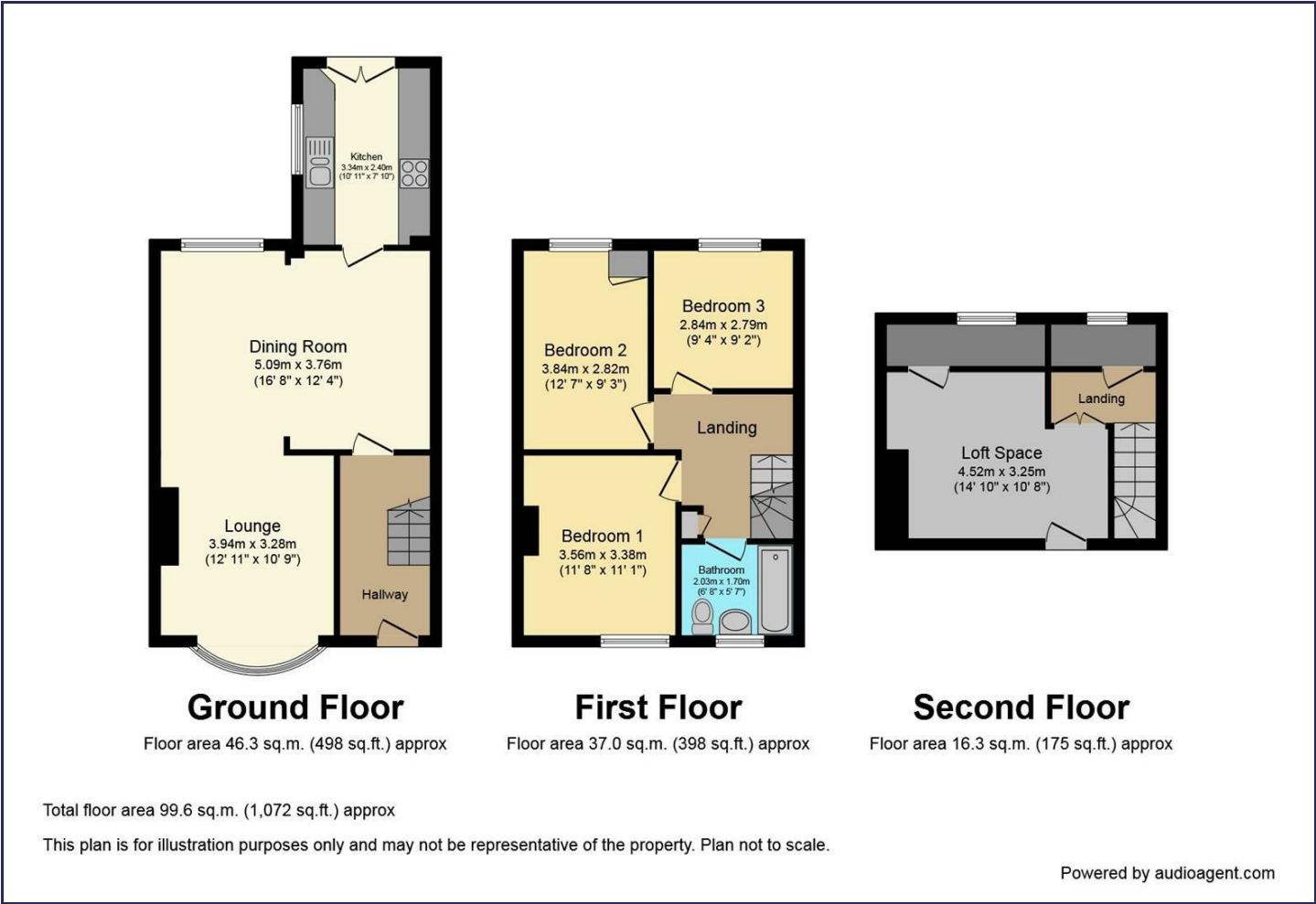
Hybrid Map



Terrain Map



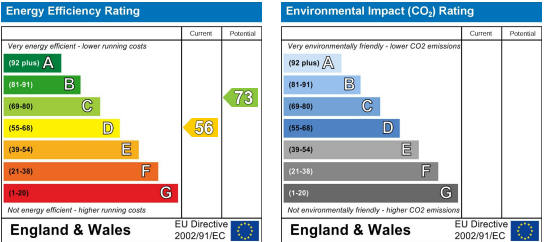
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

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.