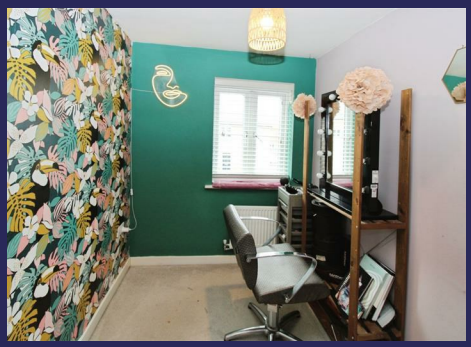
Whitakers
Estate Agents









10 Waudby Way, Hull, HU9 4DF

Offers Around £200,000

Situated within a popular and recently built development to the east of the city, this attractive detached home presents an excellent opportunity for a growing family.

The well-appointed accommodation comprises an entrance hall, cloakroom, comfortable lounge, and a modern fitted dining kitchen complete with integrated appliances. To the first floor are three bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom.

Benefiting from gas central heating and double glazing throughout, the property occupies a pleasant corner plot with enclosed gardens and a private side driveway providing off-street parking.

Viewing is highly recommended to fully appreciate all that this home has to offer.

Entrance Hall
With staircase off and giving access to;

Cloak Room



A low level wc,, wash hand basin and a radiator

Lounge




A square bay window to the front aspect and a window to the side aspect allowing plenty of natural light and there is a radiator.

Fitted Dining Kitchen





A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Windows to the rear and side aspects, partially tiled walls, spotlights to the ceiling, a radiator, patio doors give access to the rear garden and integrated appliances include an electric oven, four ring gas hob, an over head extractor canopy and a fridge/freezer.

First Floor Landing
Giving access to;

Bedroom One



Window to the front aspect, a built in storage cupboard and a radiator.

En Suite



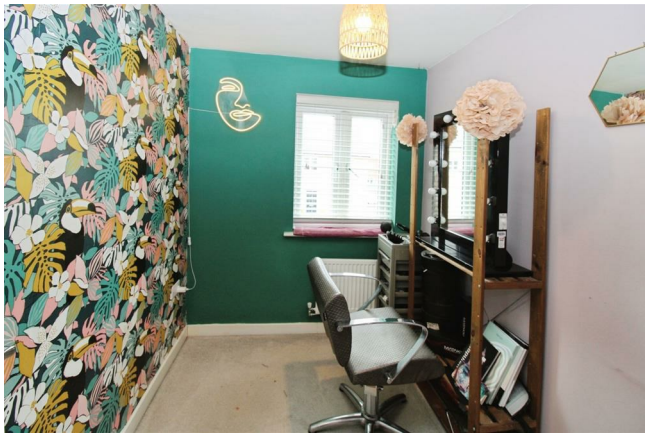
A plumbed shower unit within an independent double enclosure, a wash hand basin and a low level wc. Spotlights to the ceiling and a radiator.

Bedroom Two



Window to the

Bedroom Three



Windows to two aspects and a radiator

Family Bathroom



A white suite to comprise panelled bath, wash hand basin and a low level wc. There is a shower attachment and a radiator.

Gardens





The property occupies a corner plot of excellent proportion with enclosed gardens being mainly laid to lawn and there is a paved patio area to the rear.

Off Street Car Parking

A private side driveway can accommodate off street car parking for two vehicles.

Aerial view of the property





The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Council Tax

Hull City Council - band C

Tenure

This property is Freehold

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.

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.

Material Information:

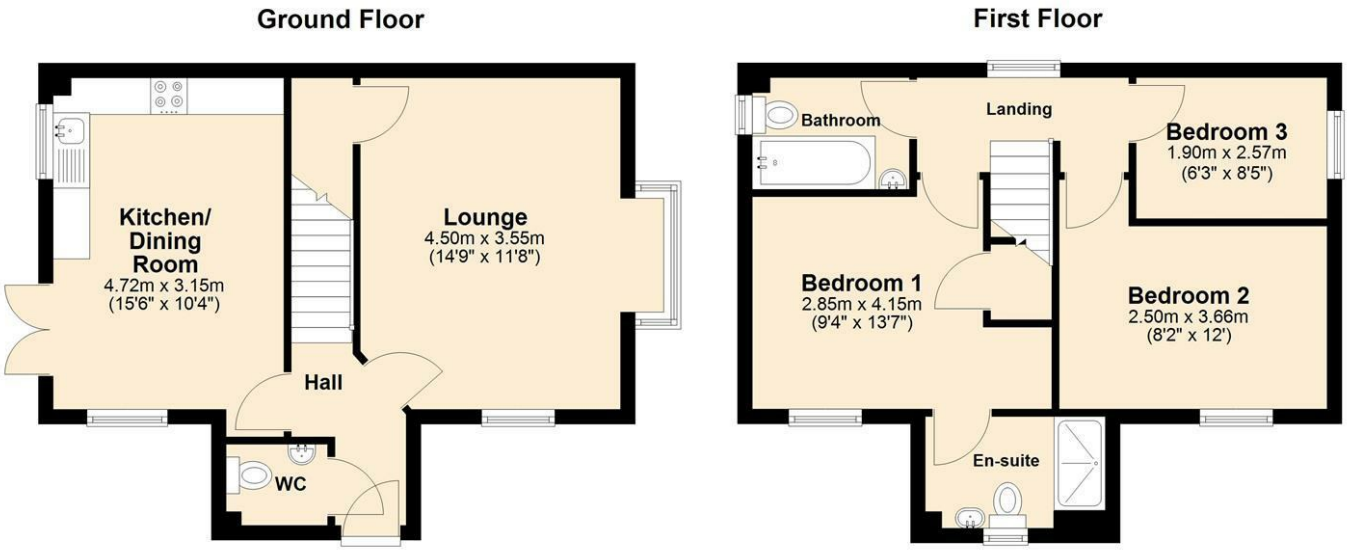
Construction - Brick under a tiled roof
Conservation Area - No
Flood Risk - Low
Mobile Coverage/Signal - EE, Vodafone, Three and O2
Broadband -YUltrafast 10000 Mbps
Coastal Erosion -No
Coalfield or Mining Area -No
Planning -No

Offering on a property

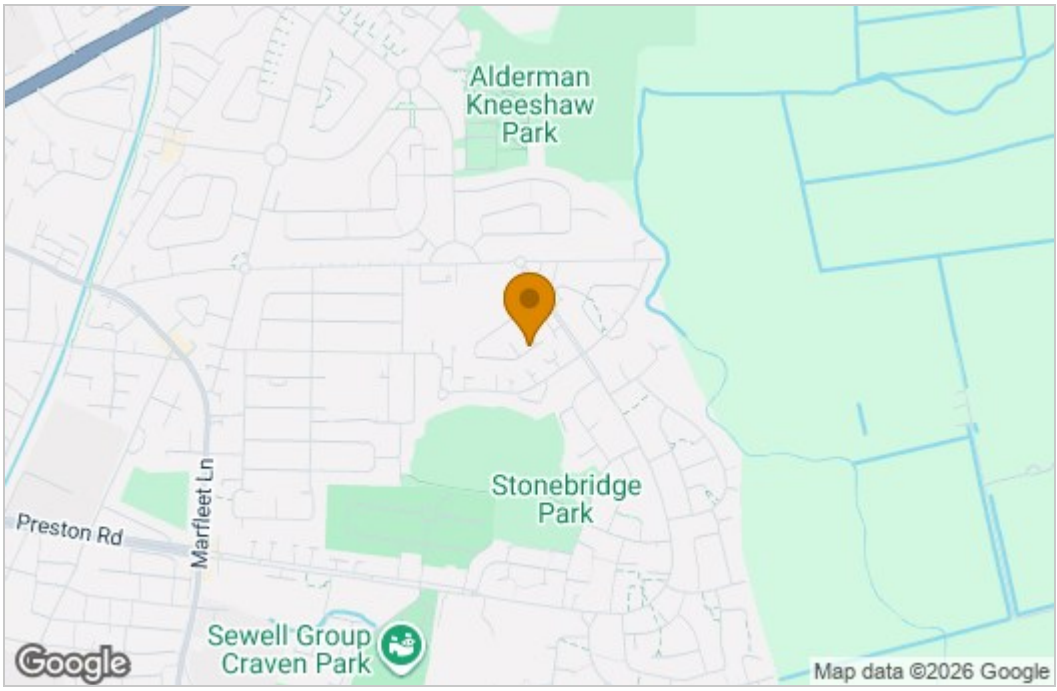
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per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

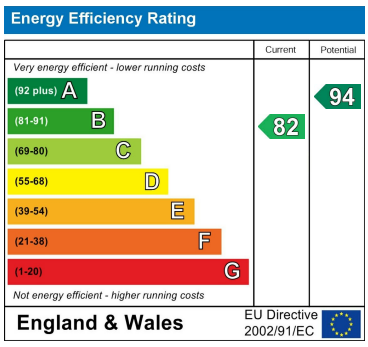
Floor Plan

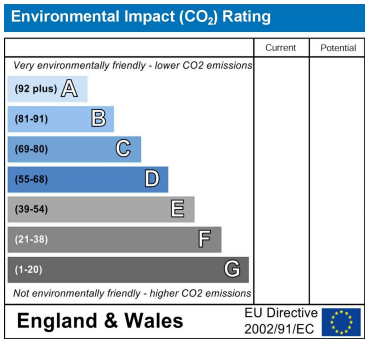


Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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