

Whitakers

Estate Agents



22 Suddaby Close, Hull, HU9 3RG

Offers In The Region Of £120,000

Whitakers are delighted to bring this stylish 2 bedroom end terraced property to the market.

Conveniently situated on a quiet cul-de sac on this modern development, close to Holderness Road and the range of retail and leisure facilities on offer, the property would be ideal for first time buyers, down-sizers and investors alike.

Having been much improved by the current owners, the property is in true "move in" condition and briefly comprises; entrance hallway, lounge and contemporary fitted dining kitchen to the ground floor whilst to the first floor there are 2 bedrooms and a modern bathroom.

Also benefitting from a generously proportioned rear garden, allocated parking, gas central heating and UPVC double glazing, the property needs to be viewed to be fully appreciated!

The accommodation comprises:

Entrance Hall

UPVC front door into entrance hallway with laminate flooring, central heating radiator and UPVC window to side aspect.

Lounge 13'2 x 9'9 max (4.01m x 2.97m max)



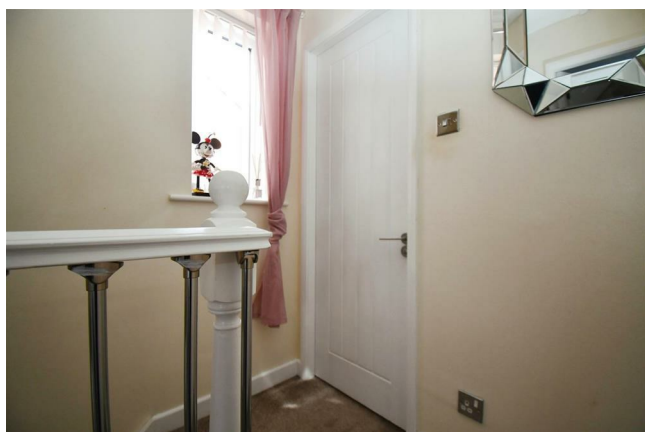
With laminate flooring, central heating radiator, under stairs cupboard and UPVC window to front aspect.

Dining Kitchen 12'10 x 8'3 (3.91m x 2.51m)



Modern contemporary fitted kitchen featuring a range of grey gloss wall and base units with contrasting work surfaces and splash backs. Fitted breakfast bar with built in storage, 4 ring halogen hob with electric fan oven below and extractor over, stainless steel sink with mixer taps, plumbing for automatic washing machine, feature tower radiator, laminate flooring, UPVC window and door to rear garden.

First Floor Landing



Stairs from entrance hallway to first floor landing with UPVC window to side aspect, storage cupboard and loft hatch with drop down ladders to part boarded loft space providing additional storage.

Bedroom One 12'10 max x 10'7 (3.91m max x 3.23m)



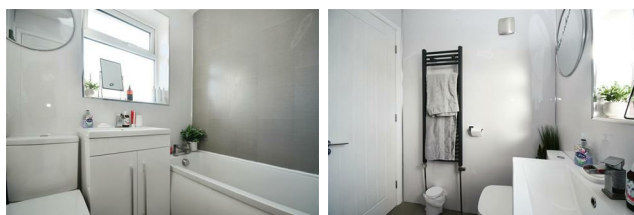
With carpeted flooring, two UPVC windows to front aspect, central heating radiator and over stair storage/hanging space.

Bedroom Two 10'4 x 6'4 (3.15m x 1.93m)



With carpeted flooring, UPVC window to rear aspect and central heating radiator

Bathroom 6'3 x 5'6 (1.91m x 1.68m)



Bath with electric shower over and fitted shower screen, low flush wc, hand wash basin with vanity unit below, panelled walls and tiled flooring, feature heated towel rail and UPVC window to rear aspect.

Outside



To the front of the property is a neat open plan garden area leading onto the allocated parking. To the side is pedestrian access round to the rear where there is gate access to a well proportioned low maintenance garden with artificial lawn, paved patio and rear decked seating area, together with storage shed and fencing to perimeters giving a good level of privacy.

Tenure

The property is freehold

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC

EPC rating D

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.

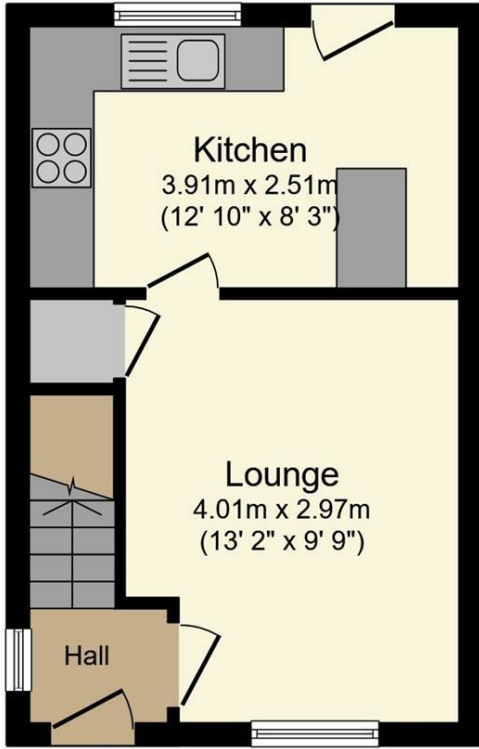
Free Market Appraisals/Valuations

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.

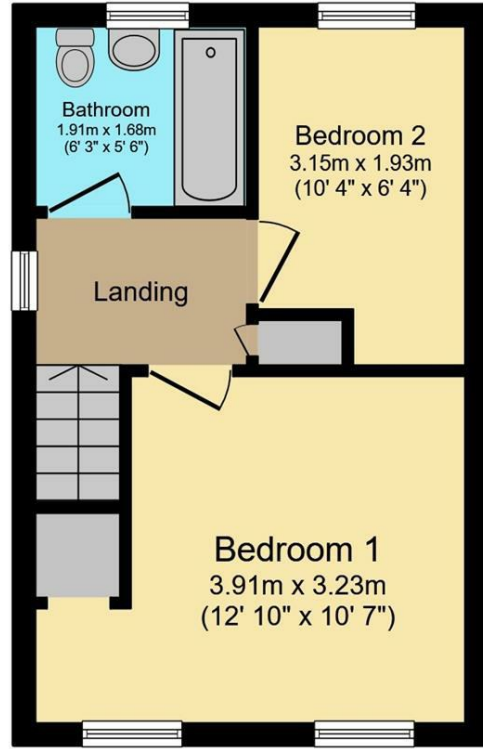
Whitakers Estate Agent Declaration:

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.

Floor Plan



Ground Floor

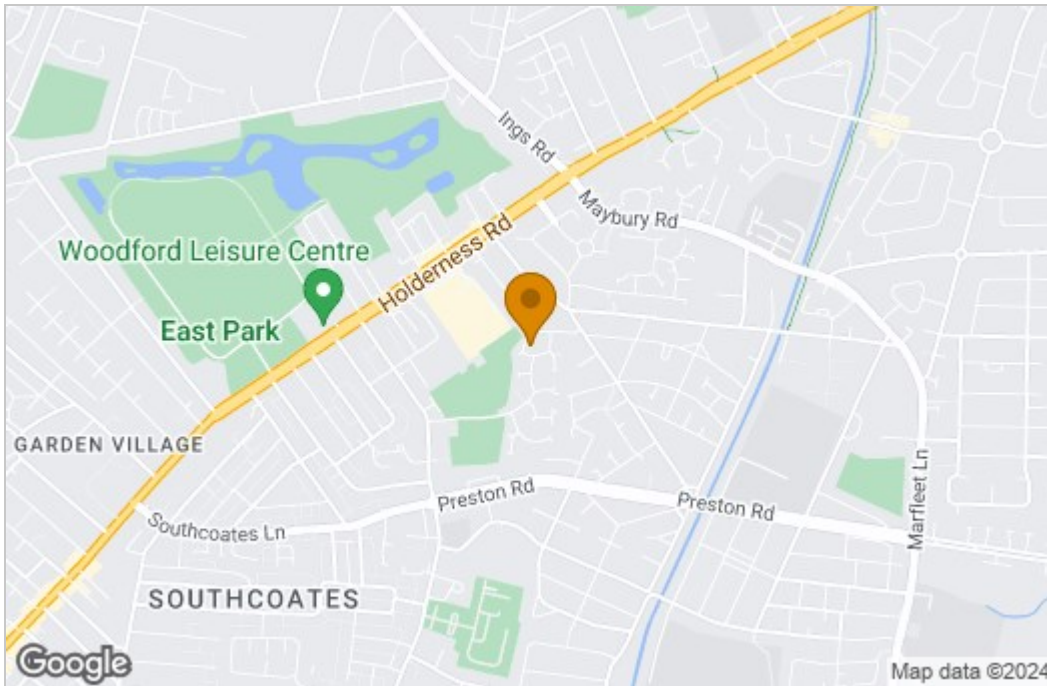


First Floor

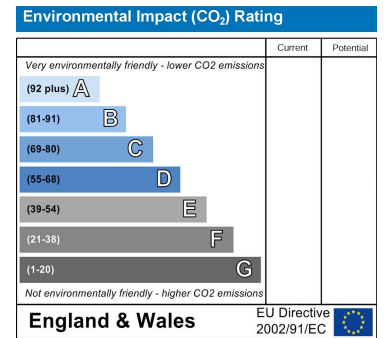
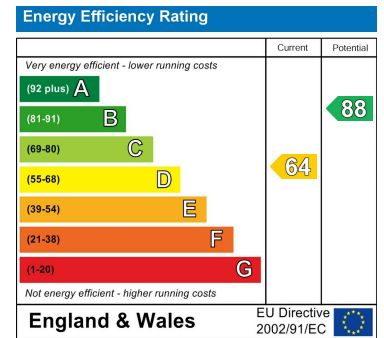
Total floor area 51.8 sq.m. (558 sq.ft.) approx

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

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.

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