

Whitakers

Estate Agents



12 Acasta Way, Hull, HU9 5SE

Asking Price £164,950

Selling with no chain, this modern style end Town House is of popular design, laid out over three floors and situated on a small development to the West of the City enjoying excellent road links to the City centre and also the East coast.

The accommodation briefly comprises entrance hall, cloak room, fitted kitchen and lounge to the ground floor, bedrooms two with en suite facilities, bedroom three and family bathroom to the first floor and a master bedroom to the top floor. With gas central heating to radiators and double glazing, the property is set within pleasant gardens and has vehicular access to a brick built garage to the rear of the property. Appointment for internal inspection are welcome.

Ground Floor

Entrance Hall



Attractive laminate flooring, staircase off with useful under stairs storage cupboard and there is a radiator.

Cloak Room



Having a low level wc and a wash hand basin

Lounge 15'5" x 12'9" (4.72 x 3.91)



Window to the rear aspect and French Doors giving access to the rear garden,. Feature fire surround incorporating an electric fire and there is a radiator.

Kitchen 9'11" x 8'0" (3.04 x 2.45)



A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. The kitchen also features a gas hob and electric oven. Window to the front aspect and plumbing for an automatic washing machine and dishwasher.

First Floor Landing

Window to the front and side aspect, an airing cupboard and a radiator.

Bedroom One 15'5" x 10'5" (4.71 x 3.18)



Two windows to the rear aspect, fitted wardrobes, dressing table unit and drawers and there is a radiator.

En Suite



A plumbed shower unit within an independent enclosure and a low level wc unit and wash hand basin within a vanity unit. There is a radiator and a shaver socket.

Bedroom Two 9'3" x 8'3" (2.82 x 2.53)



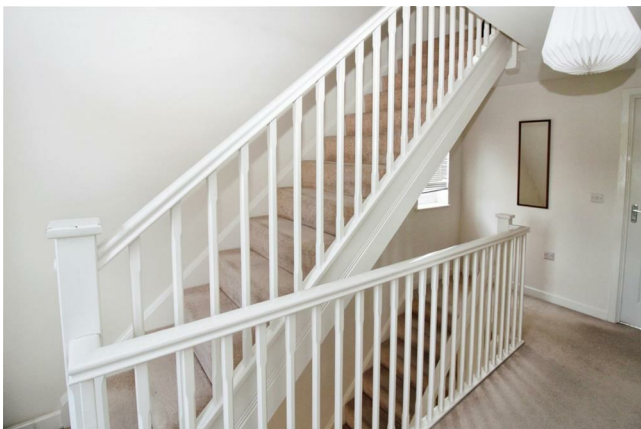
A window to the front aspect and a radiator.

Family Bathroom



A white suite to comprise panelled bath and a low level wc unit and wash hand basin within a vanity unit. There is a shower attachment to the bath, partially tiled walls and a radiator.

Top Floor Landing



Window to the side aspect. There is also ladder access to a boarded out loft room to bedroom three.

Bedroom Three 18'11" x 10'11" (5.79 x 3.35)



Two windows to the front aspect and a radiator and there is ample storage space to the eaves and a large built in storage cupboard.

Tenure

This property is freehold

Council Tax

Hull City Council - band C

Gardens



There is a small forecourt and to the rear of the property an enclosed garden laid to lawn with a paved patio area. There is also an option to accommodate a vehicle to the front of the property via the gravel forecourt which would provide additional parking.

Brick Built Garage



Accessed via the rear of the property having an up and over vehicular door and being the end of a block of three. In addition there is dedicated parking space in front of the garage to the rear.

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 and tile

Conservation Area - No

Flood Risk - Low

Mobile Coverage/Signal - EE, O2,. Vodafone, Three

Broadband - Basic 8 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - Not applicable

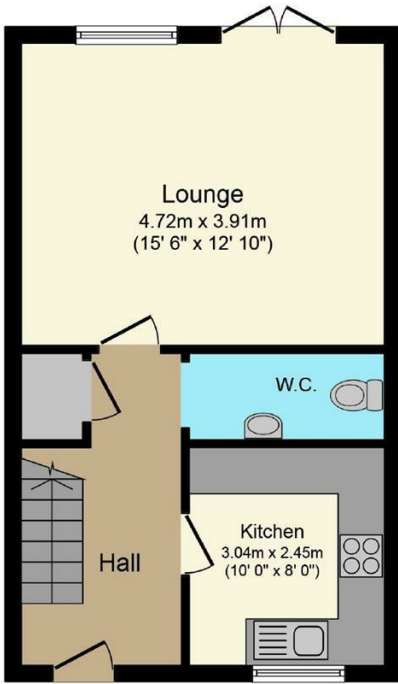
Coalfield or Mining Area - Not applicable

Planning - Not applicable

Whitakers Estate Agent Declaration:

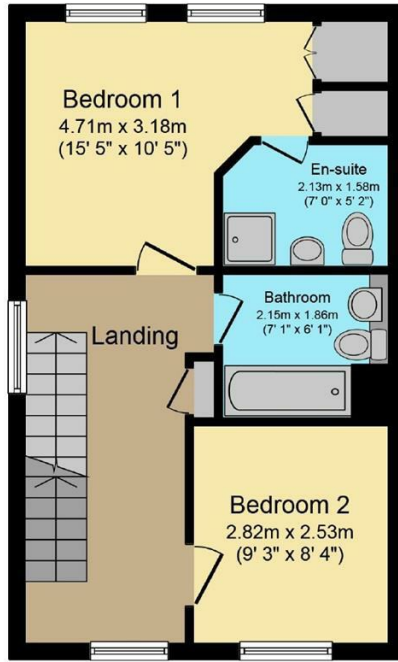
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Floor Plan



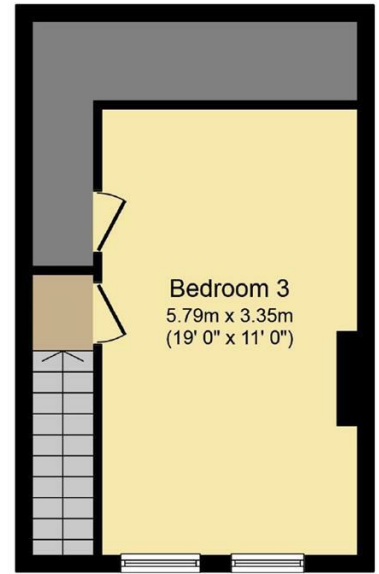
Ground Floor

Floor area 38.0 sq. m. (409 sq. ft.) approx



First Floor

Floor area 38.0 sq. m. (409 sq. ft.) approx



Second Floor

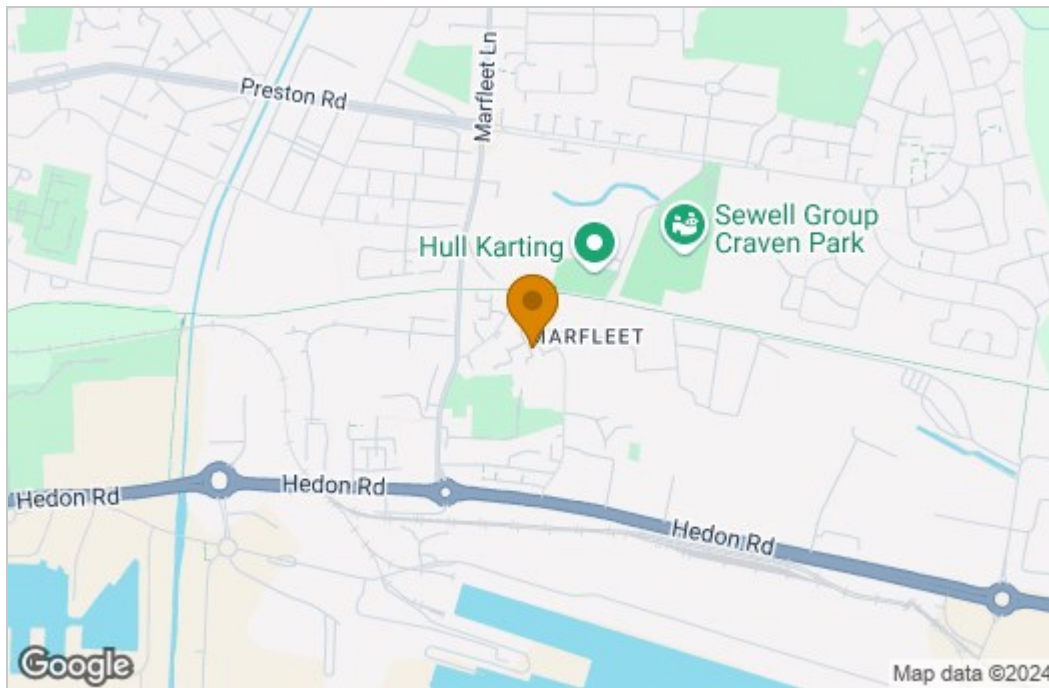
Floor area 23.0 sq. m. (248 sq. ft.) approx

Total floor area 99.0 sq. m. (1,066 sq. ft.) approx

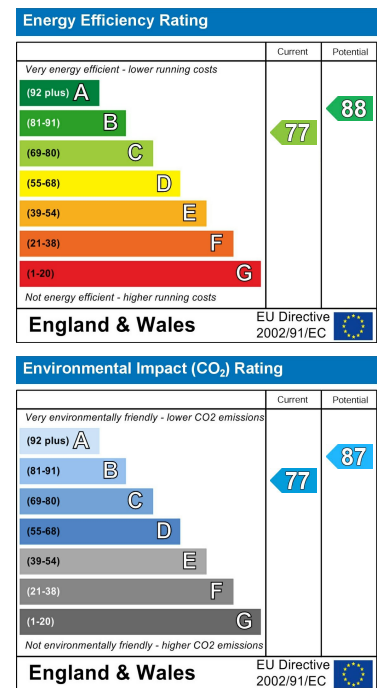
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Area Map



Energy Efficiency Graph



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