

Whitakers

Estate Agents



17 Runton Walk, Hull, HU8 8AH

Asking Price £220,000

This immaculately presented four bedroom semi detached town house really does need to be viewed to fully appreciate the scale and standard of accommodation on offer!

Situated in an idyllic position on popular Liberty Green just off Chamberlain Road, directly overlooking playing fields, the property is ideal for the growing family!

Well positioned for local shops and amenities as well as being within the catchment area for Malet Lambert Senior School, the property also enjoys excellent transport links into and around the city and offer spacious and versatile accommodation in a peaceful and sought after location!

Arranged over three floors, the property briefly comprises; entrance hallway, downstairs cloakroom, fourth bedroom and a spacious kitchen/family room to the ground floor, lounge and master bedroom with en-suite shower room to the first floor whilst to the second floor there are two further double bedrooms and a family bathroom.

Also benefitting from an enclosed rear garden and garage with off street parking together with uPVC glazing and gas central heating, internal viewing is highly recommended!

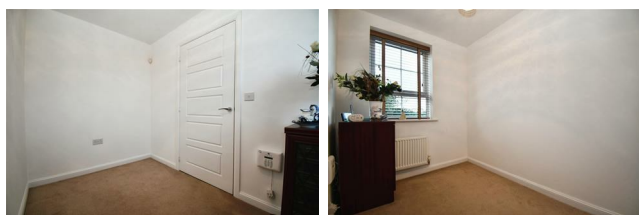
The Accommodation Comprises

Entrance Hallway



Composite front entrance door into hallway with central heating radiator, vinyl flooring, storage cupboard housing central heating boiler and stairs to first floor.

Bedroom Four/Study 9'3 x 6'2 (2.82m x 1.88m)



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

Downstairs Cloakroom



With low flush wc, hand wash basin, vinyl flooring and central heating radiator

Kitchen/Living/Dining Room 23'4 x 12'10 (7.11m x 3.91m)



With a range of fitted base and wall units, contrasting work surfaces and tiled splash backs, a one and half bowl stainless steel sink and drainer, electric oven and 4 ring gas hob with extractor over, integrated dishwasher, fridge freezer and washing machine. Double glazed French doors with double glazed panels to the rear garden, ample space for seating/dining, vinyl flooring throughout, understairs storage cupboard and two central heating radiators.

First Floor Landing



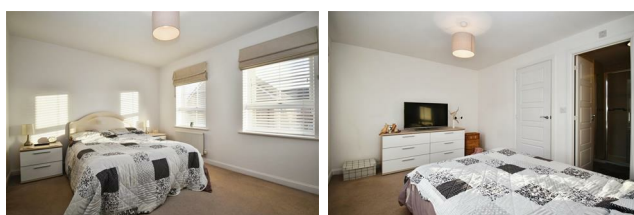
Stairs from entrance hallway to first floor landing with carpeted flooring and central heating radiator.

Lounge 12' x 12'10 (3.66m x 3.91m)



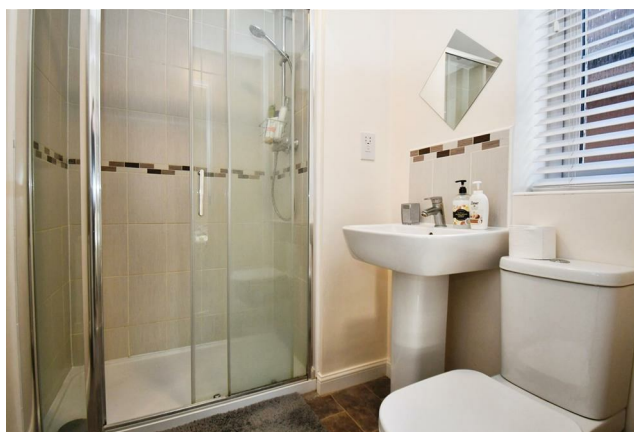
With two uPVC double glazed windows to front aspect, carpeted flooring and central heating radiator.

Bedroom One 10, x 12'10 (3.05m, x 3.91m)



With two uPVC double glazed windows to rear aspect, carpeted flooring and central heating radiator. Interior door into.....

En-suite 7' x 4'3 max (2.13m x 1.30m max)



Tiled shower cubicle with mains shower, low flush wc and pedestal hand wash basin with tiled splashback. Vinyl flooring, central heating radiator, extractor fan and uPVC double glazed window to side aspect.

Second Floor Landing



Stairs from first floor to second floor landing with carpeted flooring and central heating radiator.

Bedroom Two 13' x 13' (3.96m x 3.96m)



With two uPVC double glazed windows to front aspect, storage cupboard, carpeted flooring and central heating radiator.

Bedroom Three 11'3 x 13' (3.43m x 3.96m)



With two uPVC double glazed windows to rear aspect, storage cupboard, carpeted flooring and central heating radiator.

Family Bathroom 6' x 6'6 (1.83m x 1.98m)



Panel bath with mixer tap shower, low flush wc and pedestal hand wash basin. Vinyl flooring, wall tiling to water sensitive areas, central heating radiator, extractor fan and uPVC double glazed window to side aspect.

Outside



To the front of the property there is an array of mature plants and shrubs whilst to the rear is an enclosed garden laid mainly to lawn with paved and decked seating areas, timber fencing to perimeters and rear gate access.

Garage

The single garage is located in a separate block to the rear of the property with allocated driveway parking fronting it.

Tenure

We understand the property to be Freehold although the garage is leasehold and management fees are payable for maintenance of the outside areas, details are available on request.

The garage is leasehold with 155 years remaining from 1st June 2014 and payments are twice a year and are currently £110 per annum

Council Tax

Council Tax band D

Kingston upon Hull City Council

EPC

EPC rating B

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 - Medium

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

Broadband - Basic 6 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

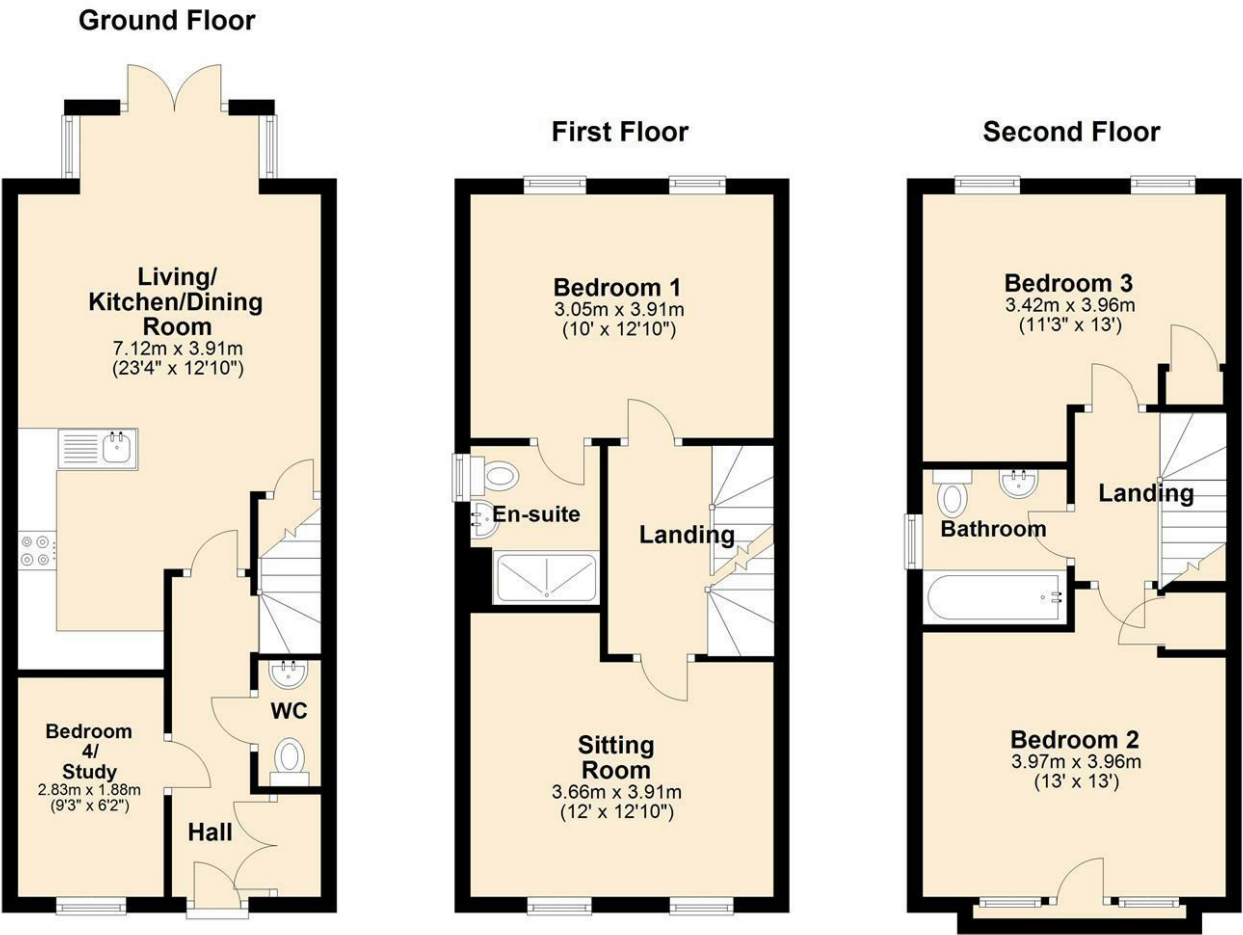
Coalfield or Mining Area - No

Planning - No

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

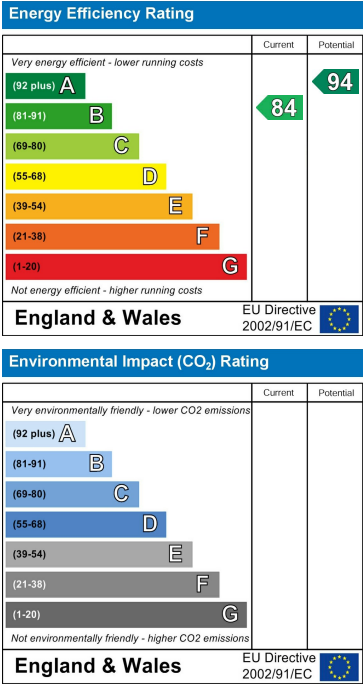


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.