

# Whitakers

Estate Agents



## 8 Suddaby Close, Hull, HU9 3RG

**Offers In The Region Of £129,950**

Whitakers are delighted to bring this stylish 2 bedroom semi detached property to the market, available to purchase with NO ONWARD CHAIN!.

Ideally situated on this modern development with open aspect to the front, 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.

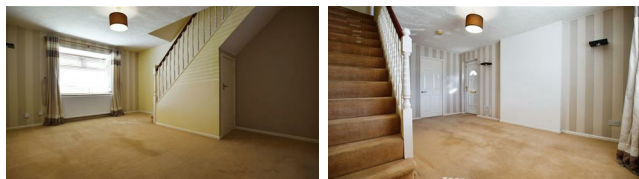
Presented in "move in" condition, the property briefly comprises; lounge and contemporary fitted dining kitchen to the ground floor whilst to the first floor there are 2 bedrooms and a modern bathroom.

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



The accommodation comprises

Lounge 18'5" x 11'11" (5.63 x 3.64)



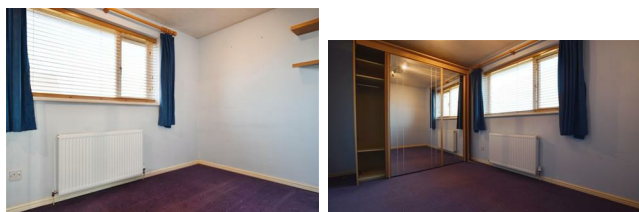
With carpet flooring, central heating radiator, under stairs cupboard and UPVC bay window to front aspect.

Kitchen Diner 9'4" x 11'10" (2.86 x 3.63)



Modern contemporary fitted kitchen featuring a range of black gloss wall, drawer and base units with wood effect laminate work tops. 4 ring gas hob with electric fan oven below and black extractor over, composite sink with mixer taps, plumbing for automatic washing machine, double column radiator, vinyl flooring, UPVC window and patio doors to rear garden.

Bedroom One 10'4" x 11'10" (3.15 x 3.63)



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

Bedroom Two 8'3" x 11'10" (2.52 x 3.63)



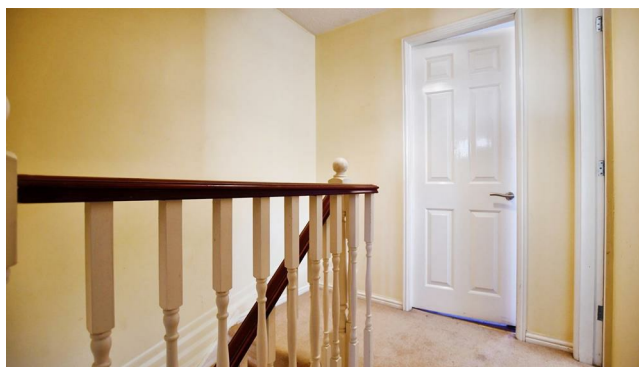
With carpeted flooring, UPVC window to rear aspect and central heating radiator

Bathroom 6'7" x 5'6" (2.021 x 1.694)



Bath with waterfall shower over, low flush white porcelain wc, and hand wash basin, tiled walls and flooring, double column radiator and UPVC window to rear aspect.

First Floor Landing



Stairs from lounge to first floor landing, loft hatch, carpet flooring.

Outside



To the front of the property is a neat well looked after garden with gravel side drive. To the side is access through to the rear where there is gate access to a well proportioned low maintenance garden with a grassed lawn, paved patio, gravel boarder together with storage shed and a brick wall to perimeters giving a good level of privacy.

Tenure

The property is freehold

Council Tax

Council tax band B

EPC

EPC rating C

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 - Low

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

Broadband - Basic 18 Mbps, Ultrafast, 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

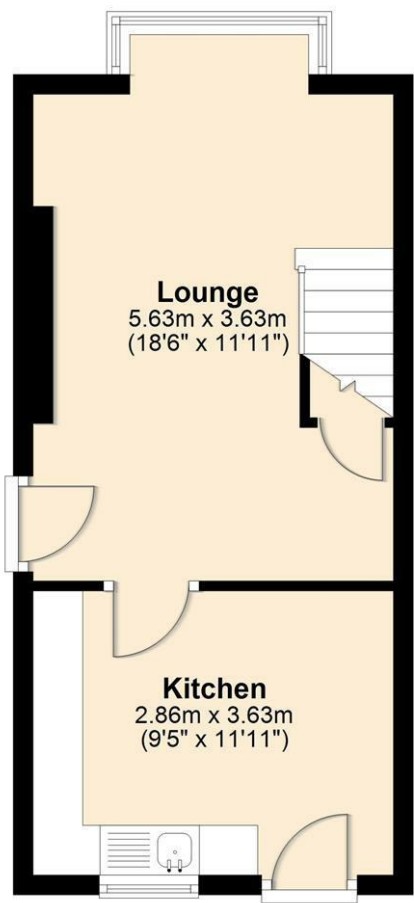
Planning - No

#### Whitakers Estate Agent Declaration:

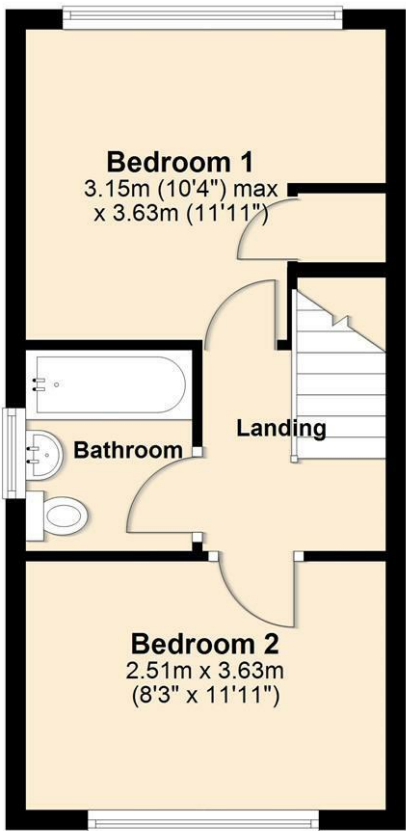
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

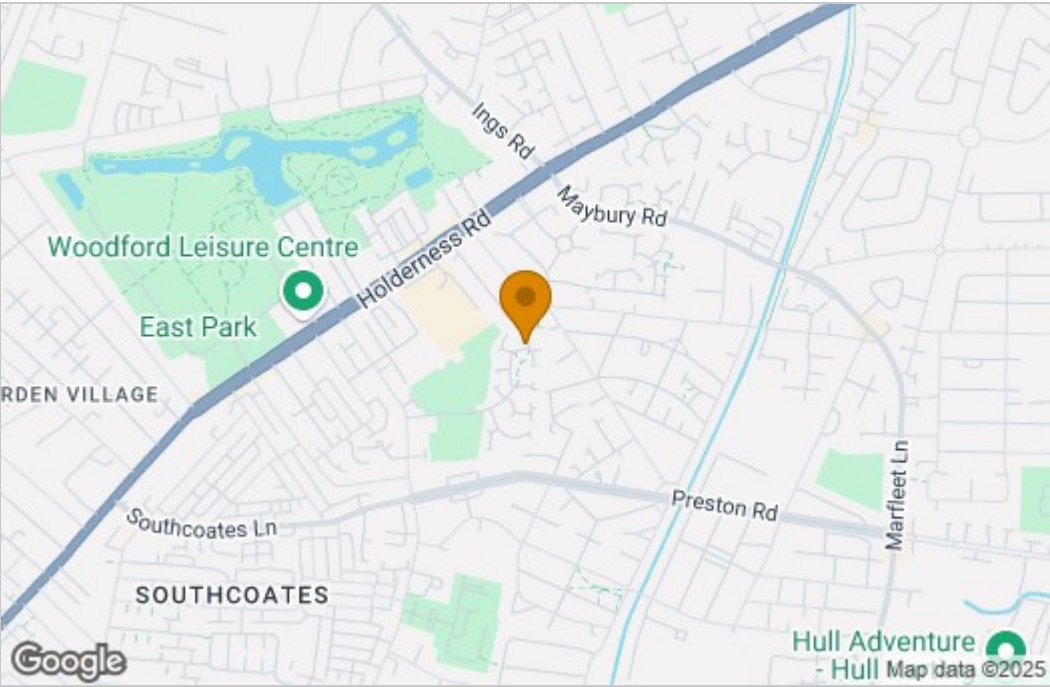
Ground Floor



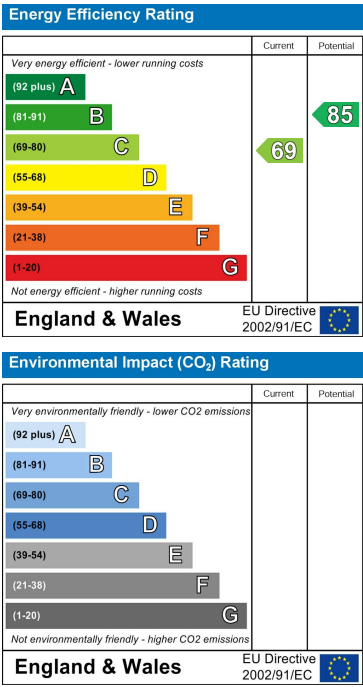
First Floor



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.