

Whitakers

Estate Agents



11 Acasta Way, Hull, HU9 5SE

Asking Price £175,000

Situated to the East of the City on this popular development of modern style dwellings, this end terrace house is laid out over three floors and will ideally suit the young family unit.

Briefly comprising entrance hall, lounge, fitted kitchen with appliances and cloaks amenities to the ground floor, two bedrooms and a family bathroom to the first floor with the master enjoying en suite shower facilities and an extremely generous third bedroom to the top floor. With the expected gas central heating system to radiators and double glazing, the property is set within pleasant gardens and has access to a brick built garage to the rear of the property.

Beautifully presented throughout and deceptively spacious from its external appearance, internal inspection will not disappoint and viewings are encouraged.

Ground Floor

Entrance Hall



A nice spacious reception with staircase off, useful under stairs storage cupboard, tiled floor and a radiator.

Cloak Room



A white suite with a low level wc, wash hand basin, built in storage cupboards and a radiator

Lounge 15'1" x 12'11" (4.60 x 3.95)



Fitted Kitchen 9'10" 8'0" (3.00 x 2.45)



A lovely range of fitted floor and wall unit with white gloss effect fronts and contrasting preparation surfaces having an inset sink unit with mixer tap. Window to the front aspect, partially tiled walls, plumbing for an automatic

washing machine and integrated appliances include an electric oven, four ring electric hob, stainless steel over head extractor canopy and a fridge/freezer.

First Floor Landing



Window to the front aspect, a radiator and access to:

Bedroom One 15'1" x 10'4" (4.60 x 3.15)



Two windows to the rear aspect allowing plenty of natural light and a radiator.

En Suite



A plumbed shower unit within an independent enclosure and a wash hand basin and low level wc within a vanity unit. Partially tiled walls and a radiator.

Bedroom Three 9'4" x 8'2" (2.85 x 2.50)



Window to the front aspect and a radiator.

Family Bathroom



A white suite to comprise panelled bath, wash hand basin and a low level wc within a vanity unit. Plumbed shower unit over the bath with a shower screen to the bath side, tiled walls and a radiator.

Top Floor

Bedroom Two 18'6" x 11'6" (5.65 x 3.53)



A very generous room with two "Velux" style windows, a radiator and a built in storage cupboard

Gardens



To the front of the property is a paved forecourt and to the rear an enclosed garden laid mainly to artificial lawn.

Garage



Accessible to the rear of the property, semi detached and being brick built.

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.

Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk -Low

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

Broadband - Basic 8 Mbps Ultrafast 1500 Mbps

Coastal Erosion - No

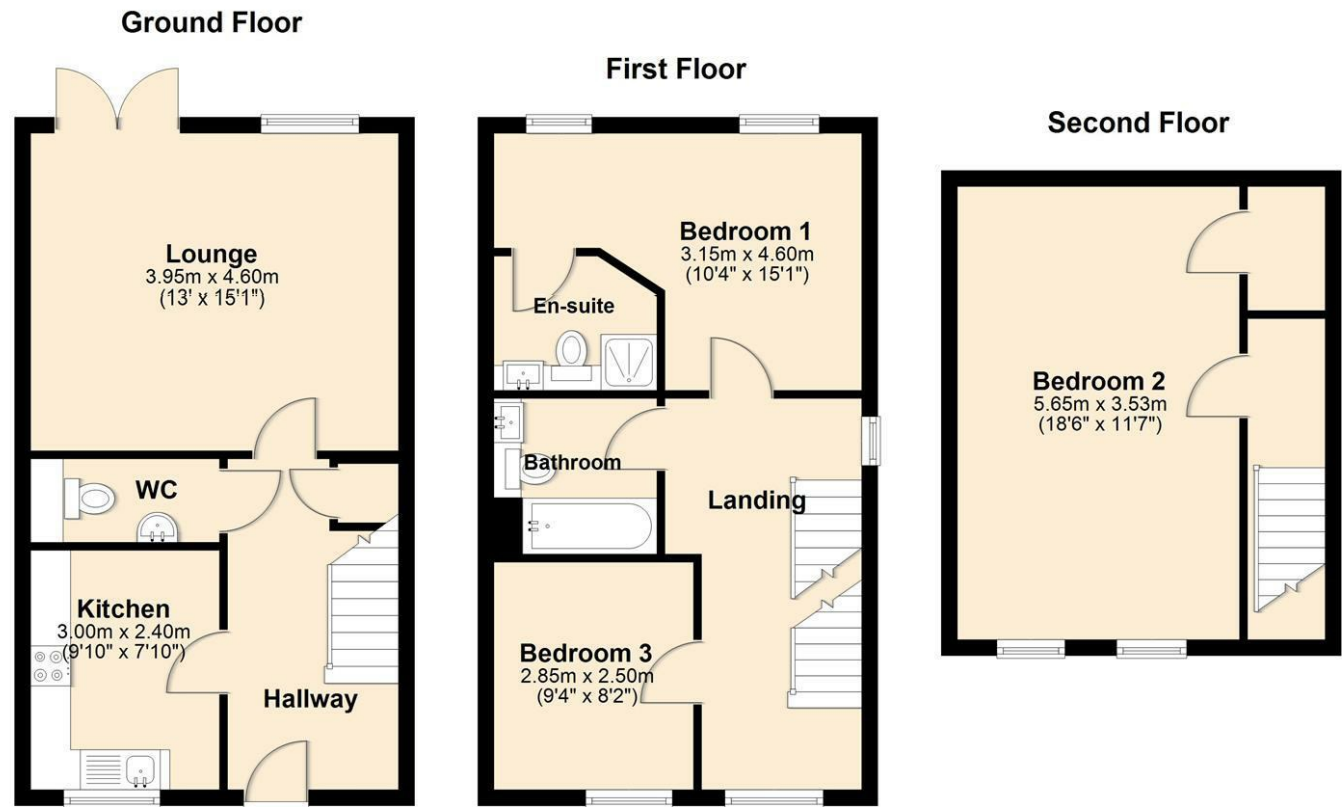
Coalfield or Mining Area -No

Planning -

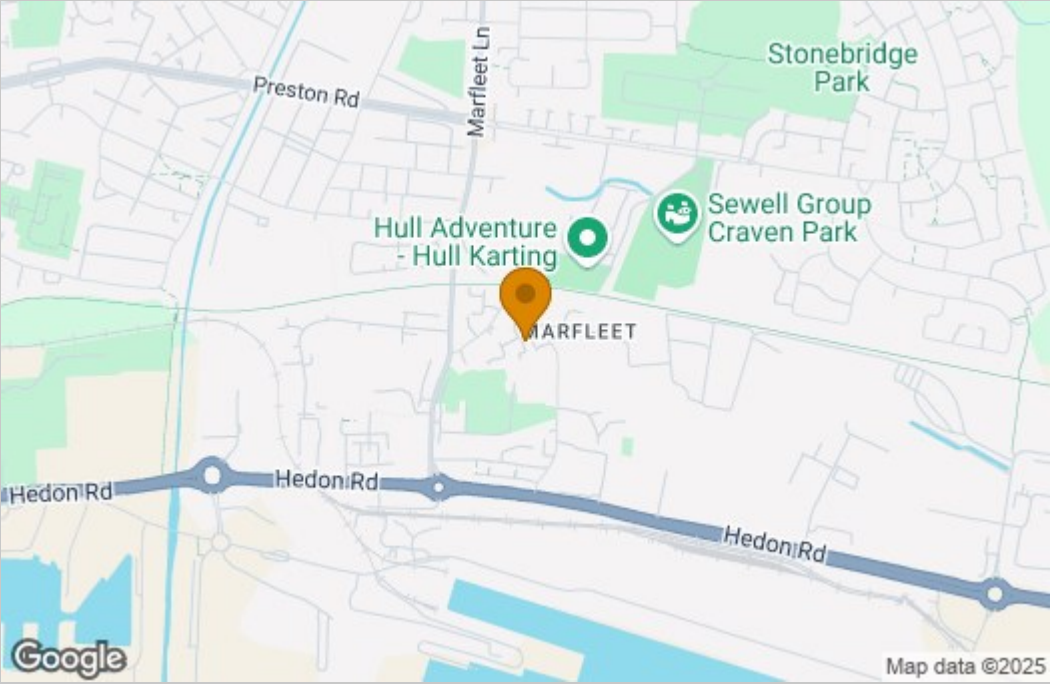
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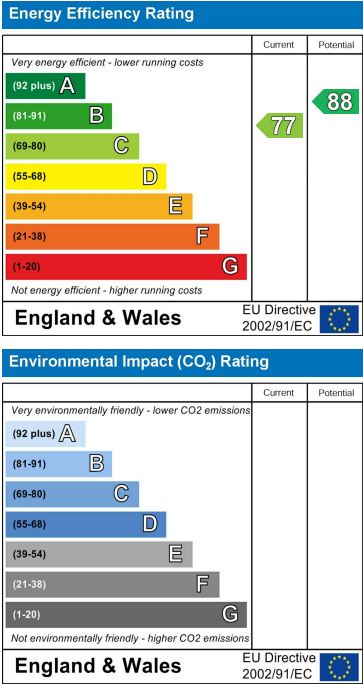
Floor Plan



Area Map



Energy Efficiency Graph



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