

# Whitakers

Estate Agents



23 Dalesway

Kirk Ella, Hull, HU10 7NE

£229,950



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## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

Upvc double glazed window, central heating radiator and laminate flooring.

#### Lounge

22'4" x 11'11" (6.83m x 3.64m)

Upvc double glazed window, central heating radiator, inset fire with brick surround and hearth, newly fitted grey carpet and Upvc double glazed French doors leading out to decked area.

#### Kitchen / Diner

23'5" x 10'4" (7.16m x 3.15m)

Three Upvc double glazed windows, central heating radiator, tiled flooring and recently fitted with a range of modern units finished in white, contemporary worktops with splashback tiles above, sink with mixer tap, fitted oven with hob over. Upvc side door leading to rear garden.

### First Floor

#### Landing

Loft hatch and storage cupboard.

#### Bedroom One

14'4" x 11'11" (4.38m x 3.64m)

Upvc double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Two

10'0" x 9'9" (3.07m x 2.99m)

Upvc double glazed window, central heating radiator and fitted wardrobe.

#### Bedroom Three

11'2" x 8'1" (3.42m x 2.48m)

Upvc double glazed window and central heating radiator.

#### Bedroom Four

10'4" x 7'8" (3.17m x 2.34m)

Upvc double glazed window and central heating radiator.

#### Bathroom

7'7" x 6'2" (2.32m x 1.90m)

Upvc double glazed window, central heating radiator, tiled walls and fitted with a three piece suite comprising panelled bath with taps and shower head above, pedestal sink with taps and low flush W.C.

### External

Externally to the front of the property there is a low maintenance front garden laid to lawn and a side drive leading to the garage. A side path leads to the rear enclosed garden which is laid to lawn and has a decked seating area.

### Tenure

The property is held under Freehold tenureship.

### Council Tax

Council Tax Band D

Local Authority - East Riding Of Yorkshire

### 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.

Tel: 01482 657657

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 sale 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.



## Road Map



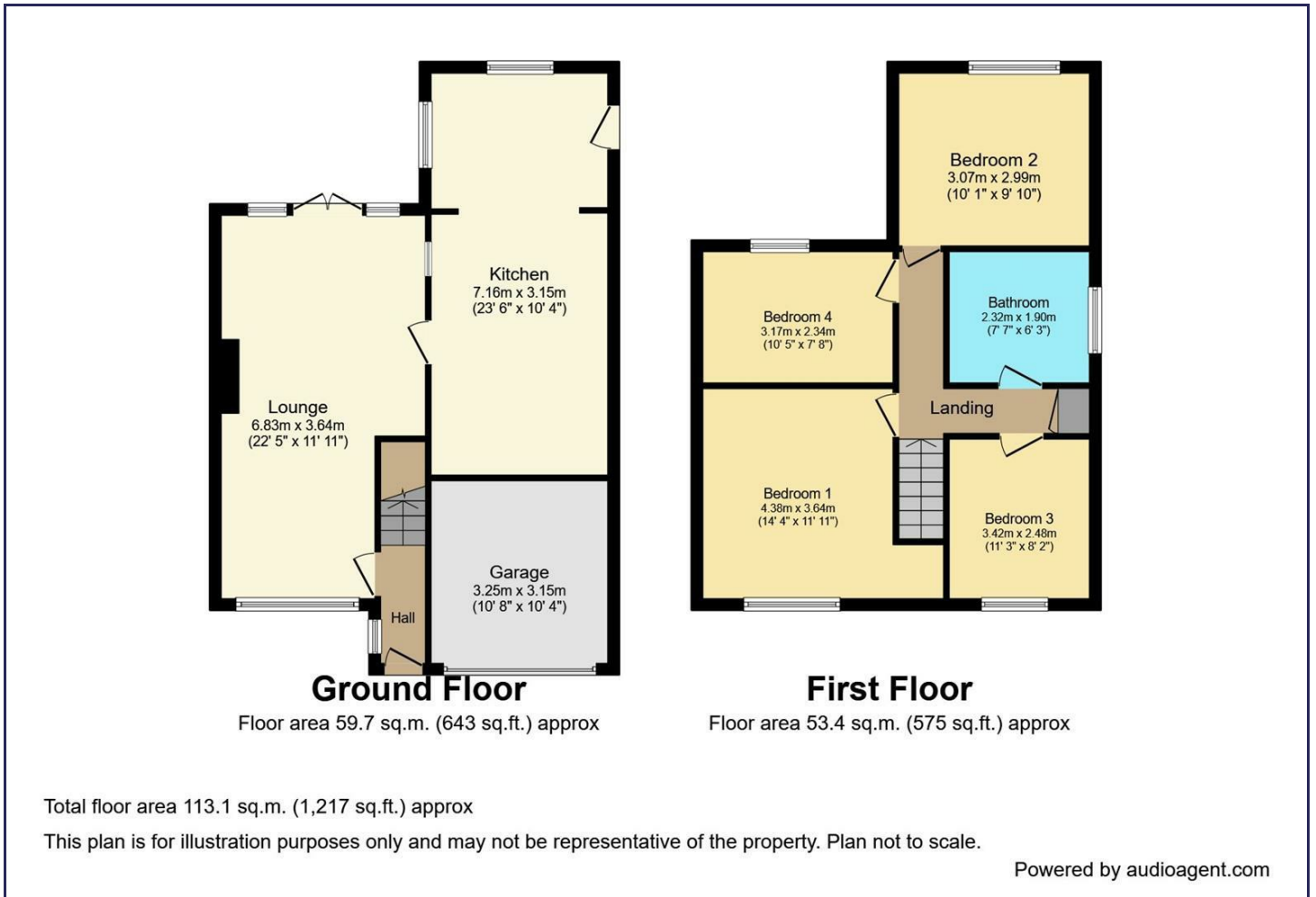
## Hybrid Map



## Terrain Map



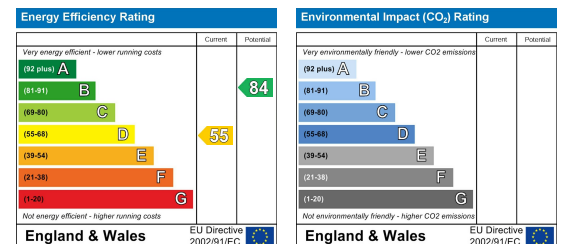
## Floor Plan



## Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

## 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.