

# Whitakers

Estate Agents



## 43 Hawkshead Green, Hull, HU4 7SZ

**£195,000**

No Onward Chain!

This semi detached bungalow is offered to the market with no onward chain, situated in a sought after location, well placed to access a wealth of local amenities.

The main features include- spacious entrance, 16' lounge, fitted kitchen, modern shower room, two good bedrooms (master fitted) together with Bi fold doors that open out to the conservatory along with fixed ladder leading to the the two loft rooms with further storage and roof windows.

Externally to the front is a low maintenance garden with block paving for off street parking leading to the garage with workshop attached. The rear garden is again low maintenance in design and enclosed to the boundary.

This property really does tick all the boxes and is ideal for those that need a property on one level but is still active.

Early viewings advised

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

UPVC double glazed door with side window and central heating radiator. Leading to:

Lounge 16'4" x 12'6" maximum (4.98m x 3.83m maximum )



UPVC double glazed window, two central heating radiators, wall mounted electric fire and laminate flooring.

#### Inner Hall

With access to the loft Space, built in storage cupboard and laminate flooring. Leading to:

Kitchen 11'6" x 7'3" (3.51m x 2.22m )



UPVC double glazed door, UPVC double glazed window, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, integrated oven with hop above and plumbed for an automatic washing machine.

### Shower Room



UPVC double glazed window, central heating radiator, fully tiled walls / carpeted flooring and fitted with a three piece site comprising walk in enclosure with mixer shower, vanity sink with mixer tap and low flush W.C.

Bedroom One 11'11" x 9'1" maximum (3.65m x 2.79m maximum )



UPVC double glazed window, central heating radiator, fitted wardrobes and carpeted flooring.

Bedroom Two 7'3" x 10'9" (2.21m x 3.28m )



UPVC double glazed bifold doors, central heating radiator and carpeted flooring.

Conservatory 6'5" x 10'0" (1.98m x 3.05m )



UPVC double glazed throughout and carpeted flooring.

First Floor

Loft Room



Split into two rooms with two velux windows, storage in the eaves and carpeted flooring.

External



Externally to the front is a low maintenance garden with block paving for off street parking leading to the garage with workshop attached. The rear garden is again low maintenance in design and enclosed to the boundary.

Tenure

The property is held under Freehold tenureship.

Council Tax Band

Council Tax band - C

Local Authority - East Riding Of Yorkshire

EPC Rating

EPC rating TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal -

Broadband - Basic 14 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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 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.

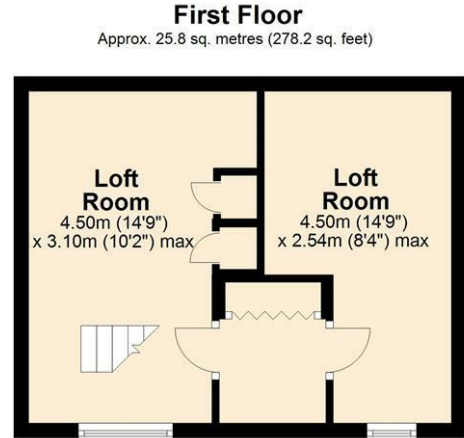
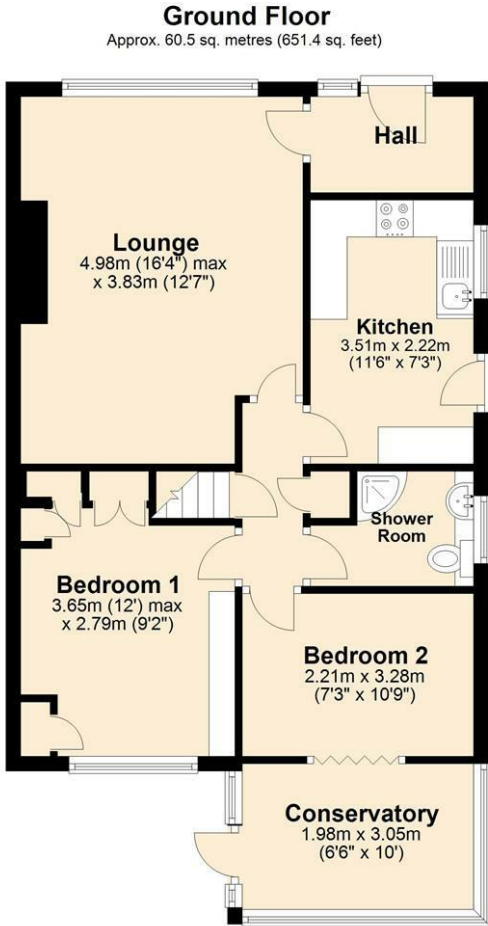
Free Market Appraisals / Valuations

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

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# Floor Plan



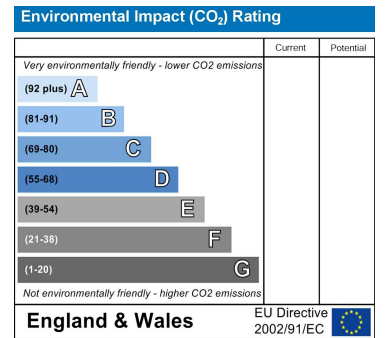
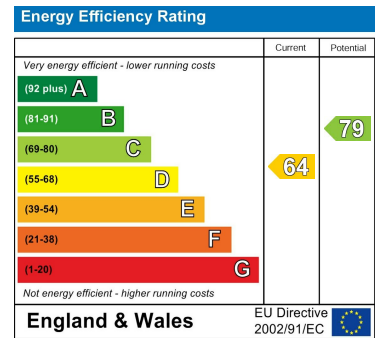
Total area: approx. 86.4 sq. metres (929.6 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.