

Whitakers

Estate Agents



48 Kildale Close, Hull, HU8 9NW

Offers In The Region Of £165,000

Located in this sought after and ever popular location, we are delighted to bring this 3 bedroom extended semi-detached property to the market.

Situated in a pleasant cul-de-sac and within the vicinity of the ever popular spring Cottage Primary School, the property briefly comprises, Entrance Hallway, Lounge, through dining room, sitting room extension, kitchen and downstairs cloakroom to the ground floor whilst to the first floor there are 3 bedrooms and a family bathroom.

Also benefiting from front and rear gardens, side driveway with parking for multiple vehicles. gas central heating and UPVC double glazing, the property will appeal to first time buyers and families alike hence early viewing is recommended.

The accommodation comprises of

Entrance Hallway



UPVC front door into spacious entrance hallway with UPVC window to side aspect, laminate flooring, storage cupboard and under stairs storage.

Lounge 14' x 10'6 (4.27m x 3.20m)



Carpeted flooring, feature fireplace with electric fire, central heating radiator and UPVC window to front aspect. opens into dining room.

Dining Room 13'7 x 9' (4.14m x 2.74m)



With carpeted flooring, central heating radiator, doorway into kitchen and double doors into extended sitting room.

Sitting room 11' x 9'3 (3.35m x 2.82m)



UPVC window to side aspect and UPVC patio doors to rear garden.

Kitchen 11'2 x 7'6 (3.40m x 2.29m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splashbacks. 4 ring electric hob with extractor over, mid level electric oven, stainless steel inset sink and drainer with mixer taps over, under counter dishwasher, plumbing for automatic washing machine, space for free standing fridge freezer, tiled flooring, UPVC windows to side and rear aspect and UPVC door to rear garden.

Downstairs cloakroom

With low flush wc, hand wash basin and UPVC window to side aspect.

First Floor Landing



Stairs from ground floor to first floor landing with carpeted flooring, UPVC window to side aspect and loft hatch.

Bedroom One 14' x 10'3 (4.27m x 3.12m)



Carpeted flooring, fitted wardrobes, UPVC window to front aspect and central heating radiator.

Bedroom Two 13'8 x 10'3 (4.17m x 3.12m)



Carpeted flooring, UPVC window to rear aspect and central heating radiator.

Bedroom Three 9'6 x 6'10 (2.90m x 2.08m)



UPVC window to front aspect and central heating radiator.

Bathroom 6'2 x 6'2 (1.88m x 1.88m)



Corner bath with mains shower over, hand wash basin with built in storage, concealed cistern low flush wc, tiled walls and flooring, central heating radiator and UPVC window to rear aspect.

Outside



To the front there is a large lawned area with hedges and mature plants and bushes. A long side driveway gives parking for multiple vehicles and leads to gates which open to rear garden. The rear of the property has hard standing for further parking, fencing to perimeters and an range of raised beds.

Tenure

The property is Freehold

Council Tax

Council Tax band C

Kingston upon Hull City Council

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.

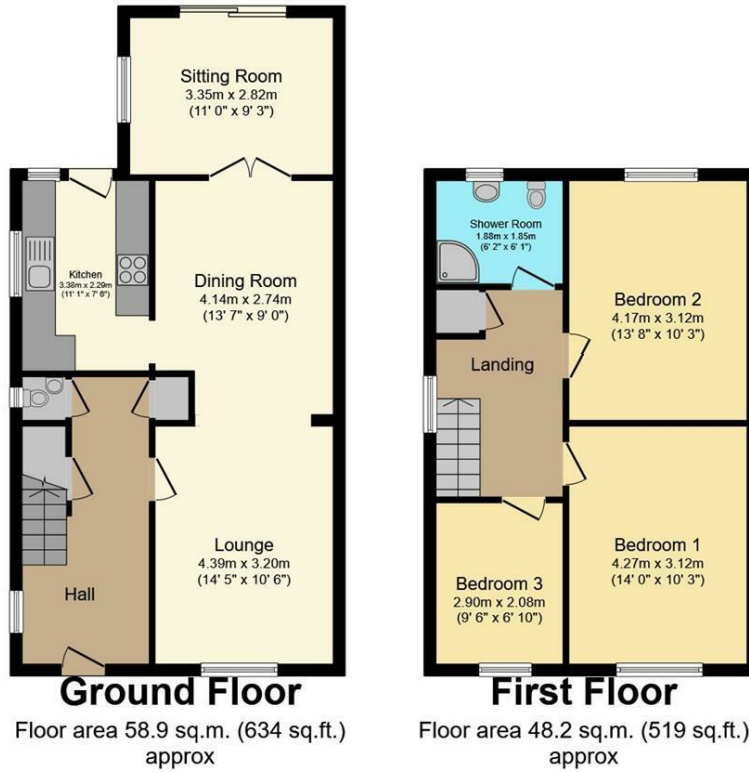
Free Market Appraisals/Valuations

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.

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

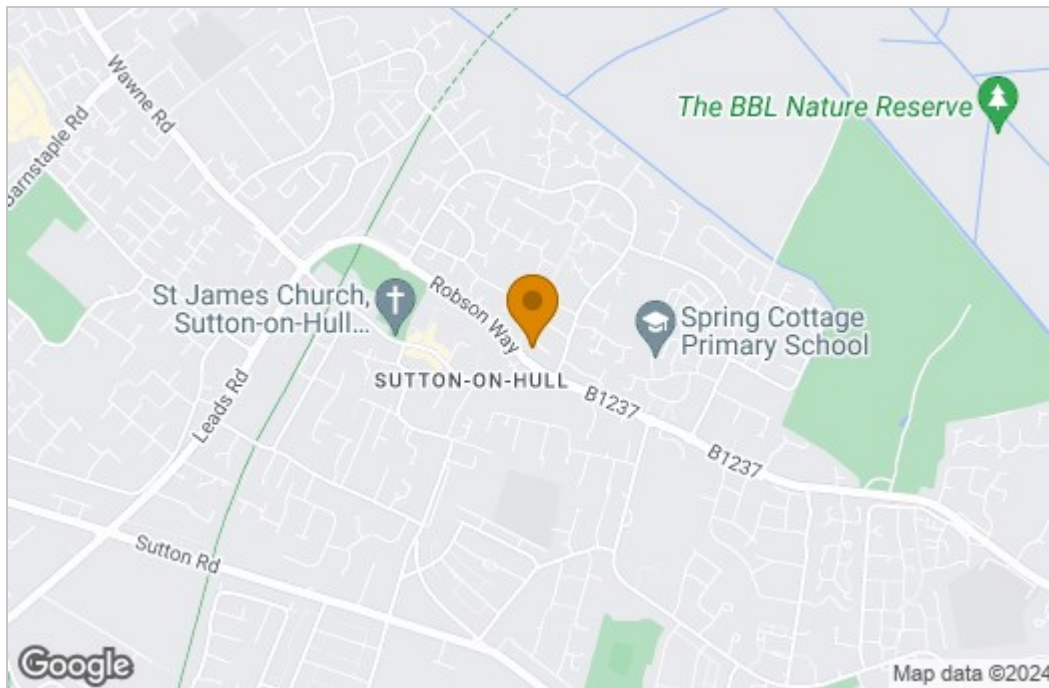


Total floor area 107.1 sq.m. (1,153 sq.ft.) approx

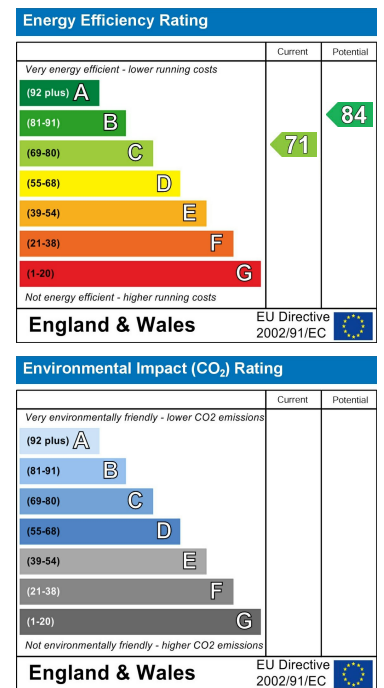
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Area Map



Energy Efficiency Graph



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