

Whitakers

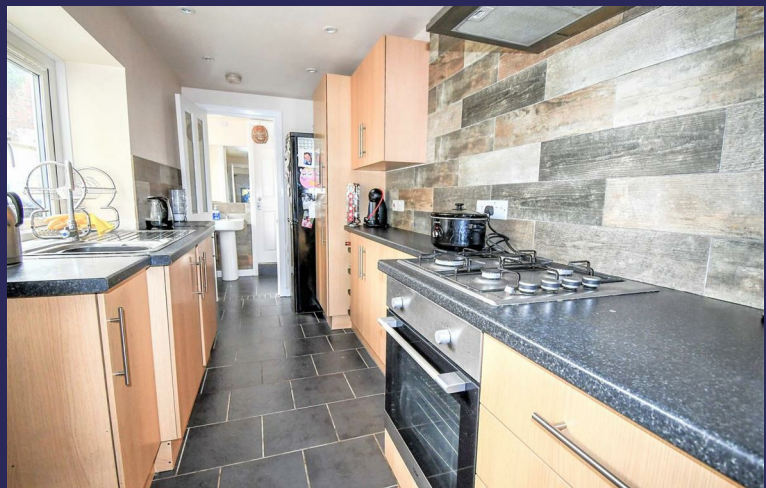
Estate Agents



19 Souttergate

Hedon, Hull, HU12 8JR

Asking Price £240,000



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The Accommodation Comprises:

Entrance

Via a composite glazed door

Entrance Hall

Lounge/Dining

12'4" x 24'11" (3.78m x 7.6)

The spacious lounge has a log burner in situ inset the brick chimney breast, three radiators, beautiful staircase to the 1st floor, uPVC double glazed French doors to the rear aspect lead out to the rear garden, and a useful storage cupboard, fresh, neutral décor, and uPVC double glazed sash window to the front aspect, solid wood ceiling beams.

Kitchen

12'9" x 5'10" (3.9 x 1.78)

The kitchen has a range of base and wall units with contrasting work surfaces, wood effect horizontal tile splash backs, sink/drainage with mixer tap and built in electric oven with four ring gas hob with extractor hood, a uPVC double glazed window to the side aspect, and tiled floor.

Cloakroom/Wc

The recently updated cloaks has a low level wc, a wash hand basin, tiled floor and heated towel radiator, a uPVC double glazed window to the side aspect and partial horizontal wood effect tiled walls.

Utility/Storage

The utility area has plumbing for an automatic washing machine, ample storage facilities and a uPVC double glazed window to the side aspect.

Stairs to the 1st floor

Beautiful, solid wood staircase with spacious landing with feature brick wall

Bedroom One

11'9" x 11'5" (3.6 x 3.5)

Beautiful master bedroom with uPVC double glazed sash window to the front aspect, radiator, fresh décor and carpet flooring.

Bedroom Two

11'1" x 11'9" (3.4 x 3.6)

The second bedroom has fresh décor, carpet flooring and radiator, a uPVC double glazed window to the rear aspect.

Bedroom Three

11'5" x 7'6" (3.5 x 2.3)

The third bedroom has a uPVC double glazed sash window to the front aspect, radiator, fresh décor and carpet flooring.

Shower Room

11'1" x 5'6" (3.4 x 1.7)

The recently updated shower room has a low level wc and vanity wash hand basin with mixer tap, a shower enclosure with thermostatic shower, a uPVC double glazed window to the rear aspect and horizontal wood effect partial tiled walls, wood effect vinyl flooring and a heated towel radiator

Rear Garden

The house enjoys a private southerly aspect garden with astro lawn, a raised deck to enjoy the sunshine and the garden has high level brick wall boundaries.

Council Tax

Band B

Tel: 01482 877177

Whitakers Estate Agent Declaration:

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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.

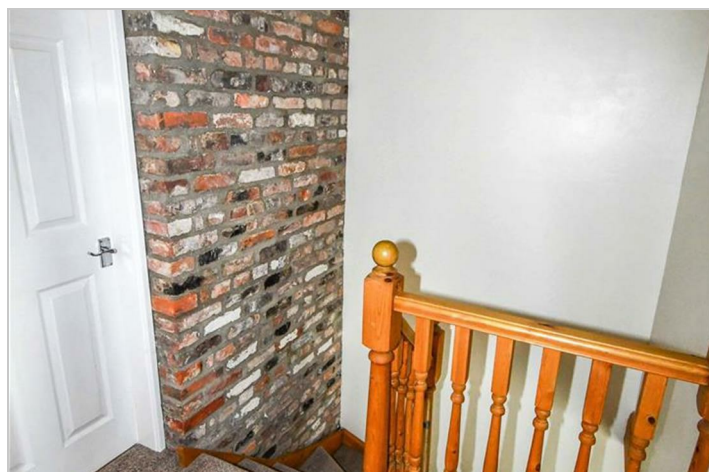
Agents Notes:

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.

Additional Services:

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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.



Road Map



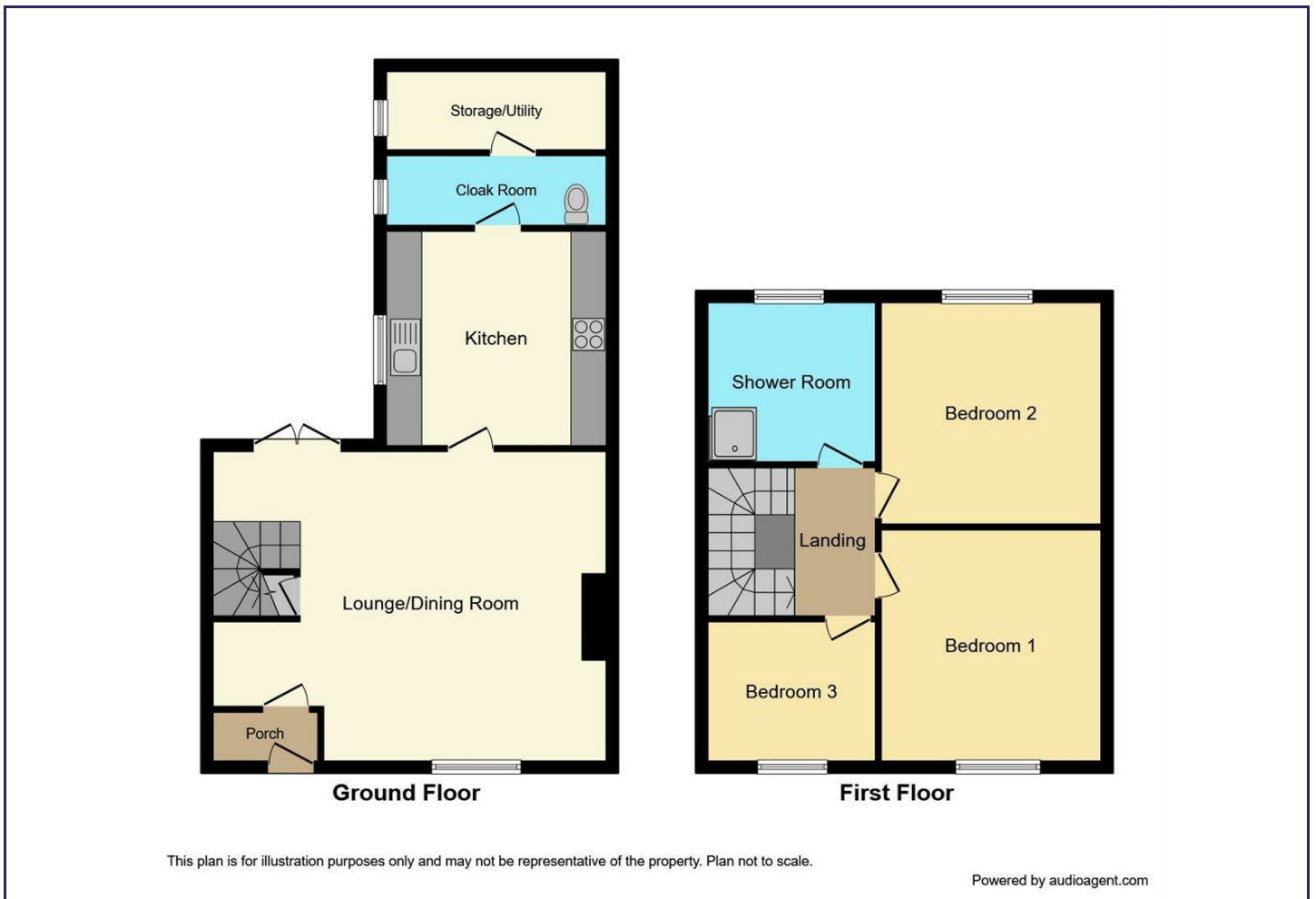
Hybrid Map



Terrain Map



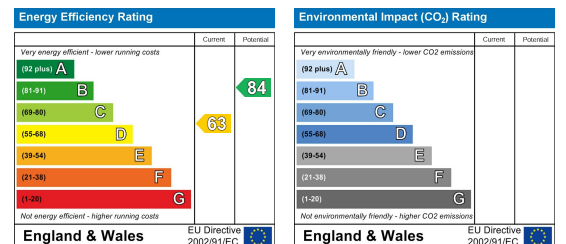
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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