

Whitakers

Estate Agents



51 Highfield, Hull, HU7 4TN

Asking Price £220,000

Situated in the heart of the much sought after village of Sutton and just a pleasant stroll away from all of the excellent amenities it has to offer, this traditional style end terrace property represents a fabulous opportunity for the growing family. Well presented throughout and benefiting from a generous extension to the rear, the accommodation briefly comprises Reception Hall, Lounge, Sitting Room, Fitted Dining Kitchen with appliances, Study Area, Utility and Cloak Room to the ground floor and Three Bedrooms and Bathroom with separate shower enclosure to the first floor. Having gas central heating to radiators and double glazing the property is set within well established gardens of good proportion with off street parking amenities to the front. and enquiries in order to view are encouraged in the first order to avoid disappointment.

Reception Hall



With staircase off, useful under stairs storage cupboard and a radiator.

Lounge 11'1" x 11'1" (3.40 x 3.40)



Plus a round bay window to the front aspect and there is a radiator.

Sitting Room 17'2" x 11'1" (5.25 x 3.40)

Window to the side aspect, built in storage cupboard, a radiator and an Adam style fire surround with marble effect back and hearth having an inset coal effect built in gas fire. Opens to:

Dining Kitchen 16'8" x 11'1" (5.10 x 3.40)



A range of contemporary style fitted floor and wall units with contrasting rolled edge laminated preparation surfaces having an inset one and a half bowl ceramic sink unit with mixer tap. Window to the side aspect, a contemporary style tall radiator, spotlights to the ceiling and integrated appliances include an electric oven and grill, four ring gas hob, an over head extractor hood, fridge and freezer and a dishwasher.

Study Area 7'0" x 4'9" (2.15 x 1.45)

Opening from the Dining Kitchen and having views via a picture window to the rear aspect overlooking the garden.

Utility

Plumbed for an automatic washing machine and a space for a tumble drier

Cloak Room



A white suite to comprise low level wc, a wash hand basin and there is a heated towel rail.

Landing

With a window to the side aspect and giving access to:

Bedroom One 11'1" x 9'0" (3.40 x 2.75)



Plus a round bay window to the front aspect and a radiator and the measurements are to the front of a range of fitted wardrobes and drawers.

Bedroom Two 11'1" x 8'4" (3.40 x 2.55)



Window to the rear aspect and a radiator.

Bedroom Three 8'10" x 6'10" (2.70 x 2.10)

Window to the rear aspect and a radiator.

Bathroom



A white suite to comprise panelled bath, wash hand basin and a low level wc, There is a chrome heated towel rail, partially tiled walls and a plumbed shower unit within an independent corner enclosure.

Outside



To the front of the property is a dropped kerb giving vehicular access to off street parking with decorative aggregates for either a larger car or

two small cars. A Pedestrian path at the side of the property gives gated access to a well established rear garden which has a variety of trees, flowers and shrubs, seating areas, an area laid to lawn, a large garden shed and a green house

Council Tax Band

Hull City Council - band B

Tenure

This property is freehold

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:

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.

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 and Tile

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 3 Mbps, Ultra fast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - Not applicable

Planning - No planning applications

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

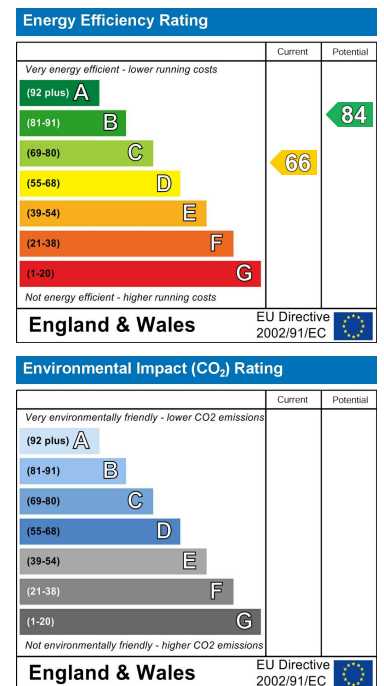


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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