

Whitakers

Estate Agents



19 Sutton Court

Howdale Road, Hull, HU8 9PW

Asking Price £125,000



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Lounge

16'2" x 10'5" (4.95 x 3.20)

Bow window to the front aspect, Feature fire place with built in electric fire and a radiator.

Kitchen

10'7" x 5'10" (3.25 x 1.80)

A good range of fitted floor and wall units with rolled edge laminated preparation surfaces having an inset stainless steel sink unit with mixer tap. Window to the side aspect, plumbing for an automatic washing machine, a radiator, tiled walls and integrated appliances include an electric oven, four ring gas hob, an over head extractor fan and a fridge/ freezer

Bedroom One

9'10" x 9'8" (3.00 x 2.95)

Window to the rear aspect. Fitted wardrobes, display arches and under cupboards, dressing table unit with drawers and there is a radiator.

Bedroom Two

9'10" x 9'8" (3.00 x 2.95)

French Windows to the rear aspect giving access to the rear garden. Fitted wardrobes with display cabinet, over head cupboards, radiator.

Shower Room

A plumbed shower unit within an independent enclosure, wash hand basin in a vanity unit and a low level wc, again within a vanity unit. Tiled walls and a radiator.

Gardens

To the front of the property is an open plan garden laid to decorative aggregates and to the rear a garden laid to lawn with a storage shed.

Car Parking

Via a driveway to the front of the property.

Tenure

This property is Leasehold currently paying £67.02 per month this is increasing on the 1st of April 2024 to £75.61

Council Tax

Hull City Council - band A

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.

Tel: 01482 877177

Material Information:

Construction - Brick under tiled roof

Conservation Area - NO

Flood Risk -NO

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

Broadband - Basic 4 Mbps Ultrafast 1000 Mbps

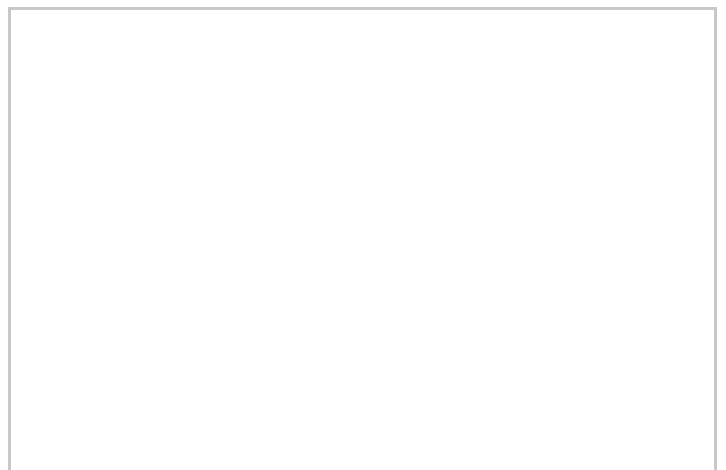
Coastal Erosion - NO

Coalfield or Mining Area -NO

Planning -NO

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

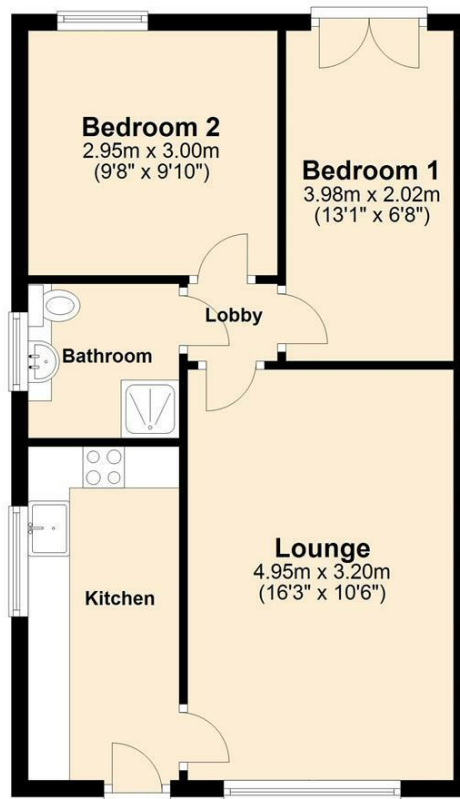


Terrain Map



Floor Plan

Ground Floor

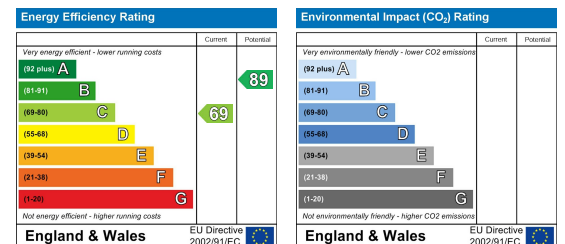


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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



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.