

Whitakers

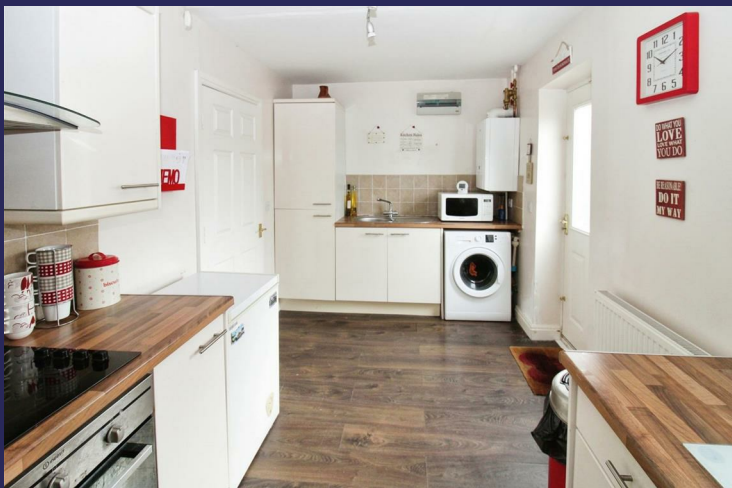
Estate Agents



79 Western Gailes Way

, Hull, HU8 9EQ

Offers Around £189,950



79 Western Gailes Way

, Hull, HU8 9EQ

Offers Around £189,950



Ground Floor

Storm Porch

With built in storage cupboard

Reception Hall

With timber flooring, built in storage cupboard and a radiator

Bedroom Three

Window to the front aspect, and a radiator.

Shower Room

A plumbed shower unit within an independent enclosure, wash hand basin with a pedestal and a low level wc. Partially tiled walls, a radiator and a window to allow natural light.

Fitted Kitchen

A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Laminate flooring, partially tiled walls, plumbing for an automatic washing machine, a radiator, window to the rear aspect and a doorway giving access to the rear garden. Integrated appliances include an electric oven, four ring electric hob, over head extractor canopy and a fridge / freezer.

First Floor

Lounge

Window to the front aspect, French Doors to the front aspect with "Juliette" balcony. Adam style fire surround with marble effect back and hearth and there are two radiators.

Fitted Dining Kitchen

Again, a good range of fitted floor and wall units with contrasting preparation surfaces having an inset one and a half bowl sink unit with mixer tap. Two windows to the rear aspect, a radiator and built in appliances include a "Rangemaster" gas cooker with five hobs and grill, over head extractor canopy and a fridge/freezer.

Top Floor

Bedroom Two

Two windows to the rear aspect, a radiator and a built in storage cupboard.

En Suite Shower Room

A plumbed shower unit within an independent enclosure, wash hand basin within a vanity unit and a low level wc. Tiled walls, chrome heated towel rail, a wall mounted storage cupboard and a window allowing natural light.

Bedroom One

Two windows to the front aspect and a radiator.

En Suite Bathroom

A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Partially tiled walls, shower attachment, a radiator and a window allowing natural light.

Gardens

To the front of the property is a strip lawn with an attractive magnolia tree and to the rear an enclosed south facing garden, laid mainly to block paving with low maintenance in mind

Car Parking

There is an off street parking space to the front of the property and conversations with the present owner regarding further investigations are welcome.

Tenure

This property is Freehold

Council Tax

Hull City Council - Band D

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.

Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage - EE, Vodafone, Three, O2

Broadband - Basic 6 Mbps Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

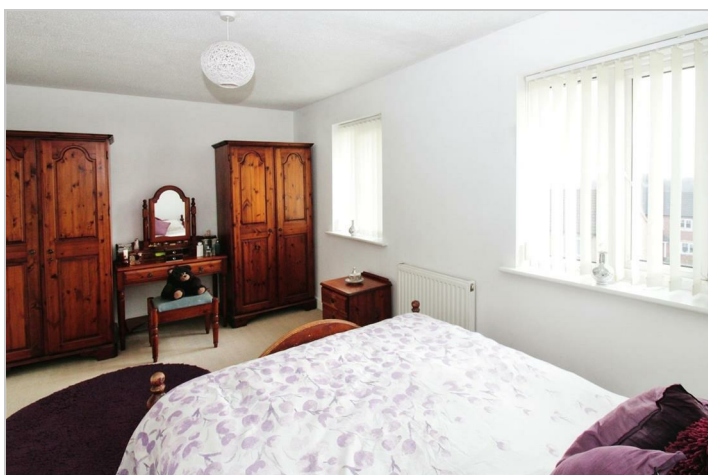
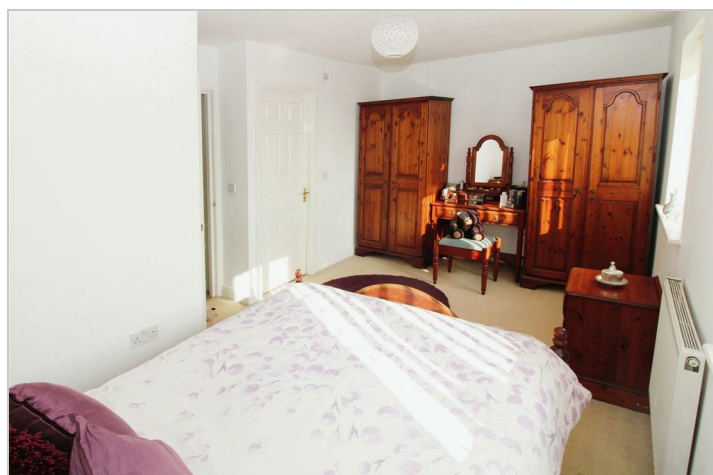
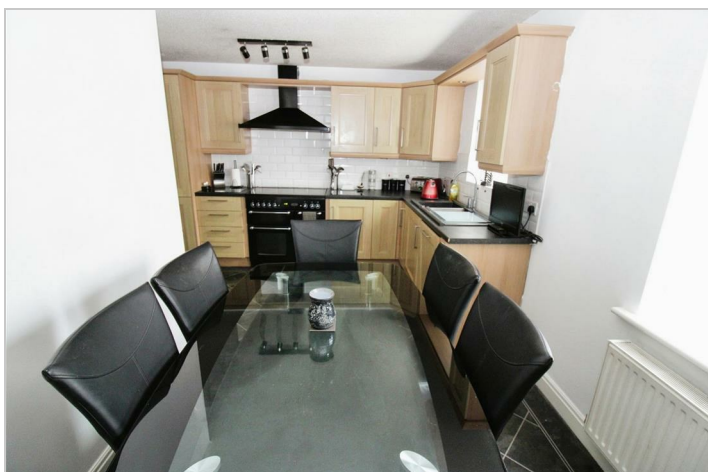
Planning - There has been previous planning applications within the surrounding area to the property

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.

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.



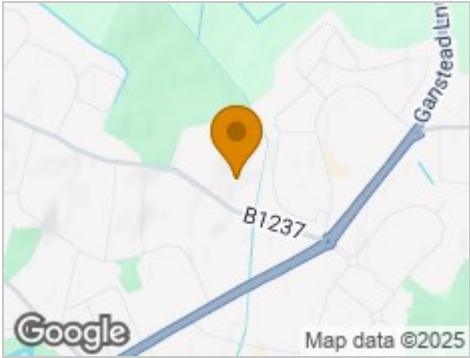
Road Map



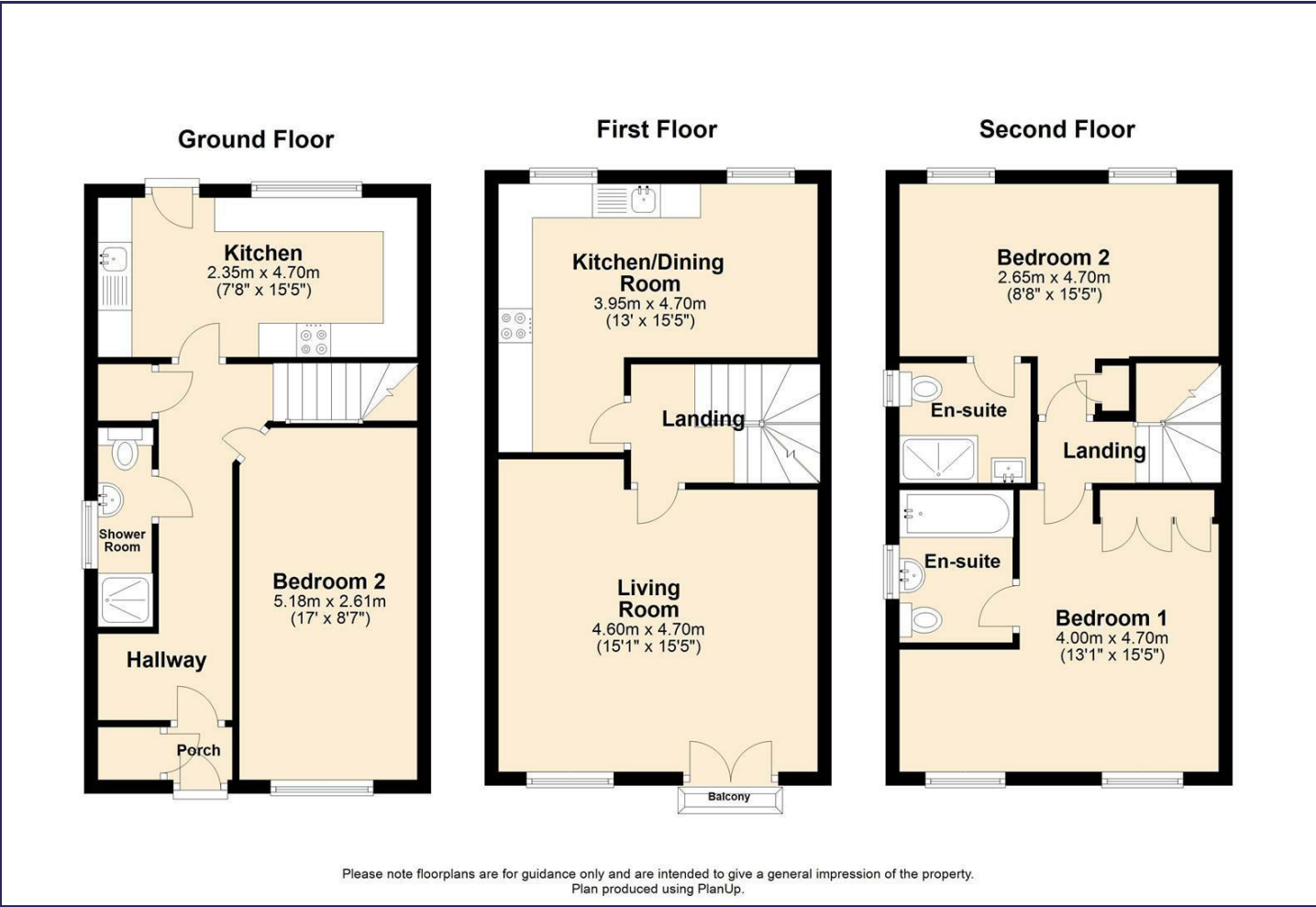
Hybrid Map



Terrain Map



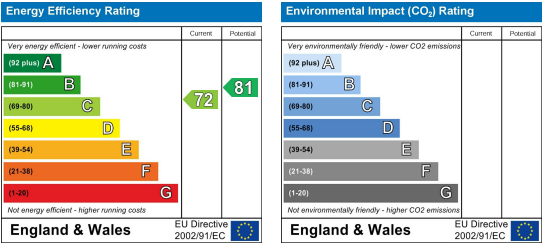
Floor Plan



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



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