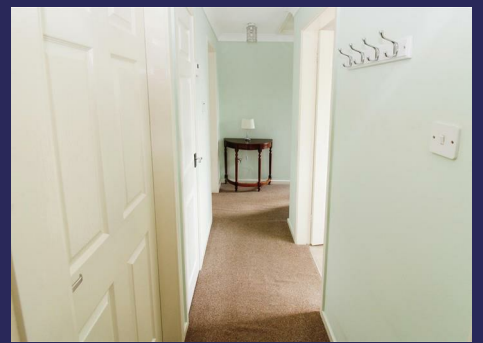


# Whitakers

Estate Agents



## 1 Ullswater Drive, Hull, HU8 0JZ

**Offers Around £184,950**

A SEMI DETACHED TRUE BUNGALOW ENJOYING A SPACIOUS CORNER PLOT, SITUATED IN THIS SOUGHT AFTER AREA TO THE EAST OF THE CITY AND A MUST VIEW FOR THE PURCHASER LOOKING TO DOWN SIZE.

An increasingly rare opportunity is offered by this well presented and cared for property which briefly comprises entrance hall, lounge, fitted kitchen, two bedrooms of good proportion and a shower room. With gas central heating to radiators and double glazing, the property is set within well manicured gardens to three sides and has a private driveway to a single garage.

EARLY ENQUIRIES IN ORDER TO VIEW ARE URGED IN ORDER TO AVOID DISAPPOINTMENT.

### Entrance Hall



"L" shaped with a radiator and a useful storage cupboard

### Lounge 13'1" x 11'6" (4.00 x 3.51)



Window to the front aspect, a radiator and an Adam style fire surround with marble effect back and hearth incorporating an inset coal effect gas fire.

### Kitchen 9'8" x 6'6" (2.95 x 2.00)



A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Window to the front aspect, partially tiled walls, a radiator, plumbing for an automatic washing machine and integrated appliances include an electric oven, four ring gas hob and an over head extractor canopy.

### Bedroom One 11'10" x 9'4" (3.61 x 2.85)



Measurement to fitted wardrobes Window to the rear aspect and a radiator.

### Bedroom Two 9'6" x 8'11" (2.92 x 2.72)



Window to the rear aspect, fitted wardrobes and a radiator.

### Shower Room



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

## Gardens



There are generous enclosed gardens to three sides of the property on a corner plot, which are landscaped mainly to decorative aggregates with a variety of flowers and shrubs to selected beds and borders. There is also a garden storage shed.

## Garage

Accessible via a gated private driveway with an up and over vehicular door and light and power supplied.

## Council Tax

Hull City Council - Band B

## Tenure

This property is Freehold

## 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.

## Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Low

Mobile Coverage/Signal - EE, Vodafone, Three, 02

Broadband - Basic 7 Mbps Ultrafast 1000 Mbps

Coastal Erosion -No

Coalfield or Mining Area -No

Planning - There has been planning applications submitted for properties within the vicinity

## 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.

## Agents Notes:

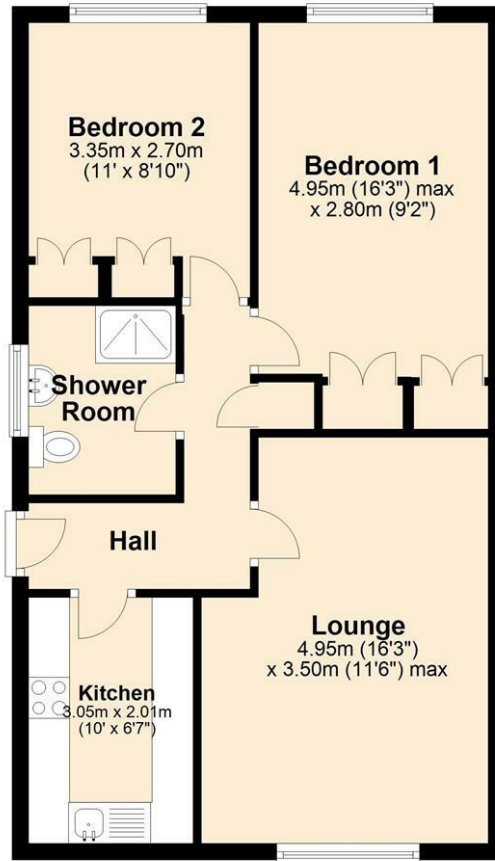
Services, fittings & equipment referred to in these sales particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

## 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.

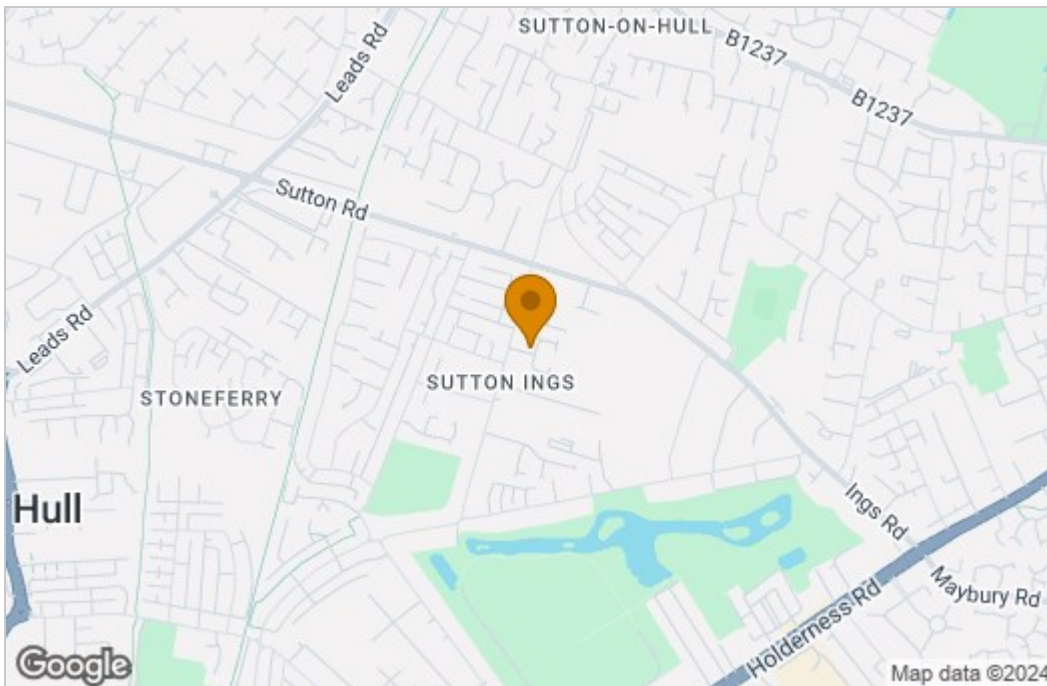
# Floor Plan

## Ground Floor

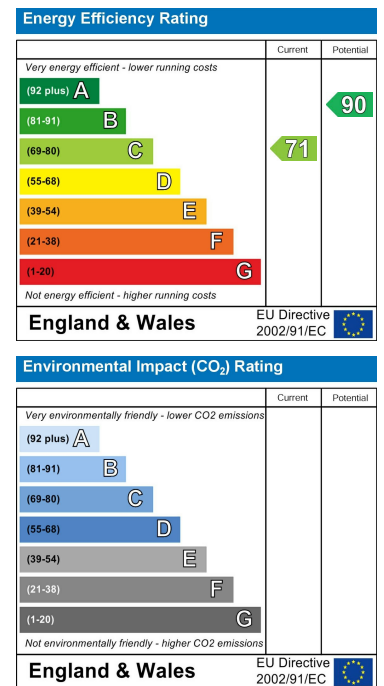


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## Area Map



## 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.