

Whitakers

Estate Agents



45 Corona Drive, Hull, HU8 0HH

Offers Over £185,000

Whitakers are pleased to bring this well presented 3 bedroom semi-detached home to the market!

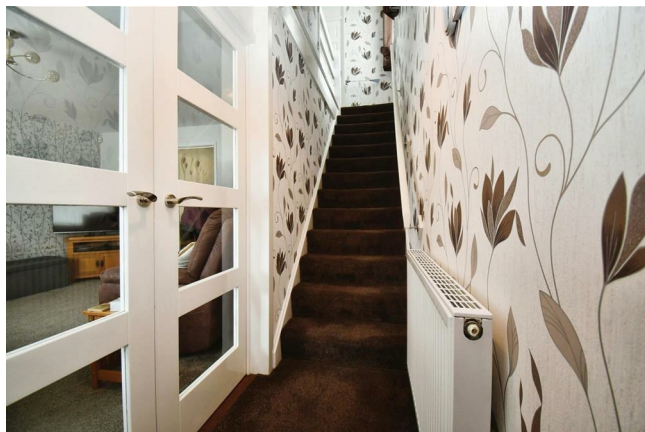
Situated in a very popular location on a generously sized plot, this represents an outstanding opportunity to purchase a well proportioned family home, ideally positioned for local shops and amenities as well as highly regarded Primary and Secondary Schools, hence the property would be ideal for first time buyers and families alike!

Briefly comprising; entrance hallway, lounge, dining/kitchen and conservatory to the ground floor, there are 3 generously sized bedrooms and modern family bathroom to the first floor.

Also comprising front and rear gardens, side driveway and garage together with gas central heating and UPVC double glazing, the property is sure to prove popular hence early viewing is highly recommended!

The accommodation comprises

Entrance Hallway



Composite front door into entrance hallway with carpeted flooring and central heating radiator. Double doors lead into.....

Lounge 13'6 x 12'4 (4.11m x 3.76m)



With two UPVC windows to front aspect, carpeted flooring, central heating radiator and under stair storage cupboard. French doors into....

Dining Kitchen 15'8 x 10'5 (4.78m x 3.18m)



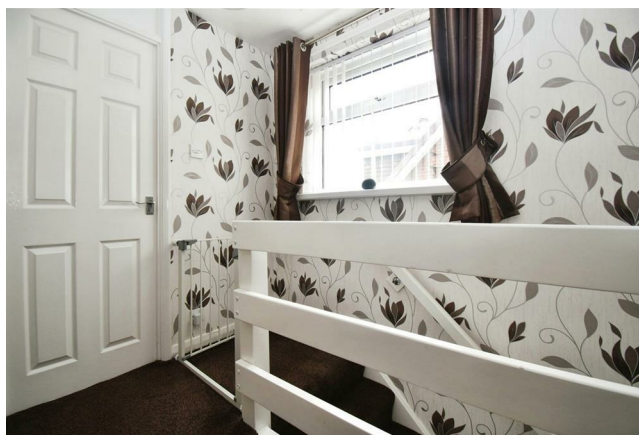
Dining area with carpeted flooring, central heating radiator, storage cupboard and UPVC French doors to conservatory, open plan to kitchen with fitted wall and base units, contrasting work surfaces and tiled splash backs. stainless steel sink, space for electric cooking appliance and fridge freezer together with space and plumbing for under counter dish washer and automatic washing machine. Vinyl tiled flooring and UPVC window to side aspect.

Conservatory 12' x 8'8 (3.66m x 2.64m)



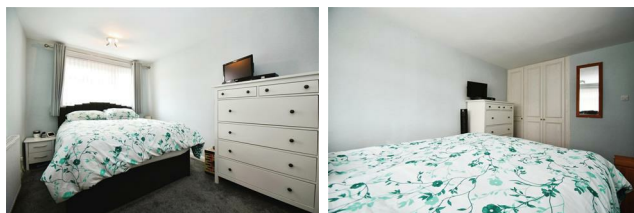
With laminate flooring, central heating radiator and UPVC French doors to rear garden.

First Floor Landing



Stairs from Entrance hallway to first floor landing with carpeted flooring, UPVC window to side aspect and loft access hatch

Bedroom One 13' x 9'3 max (3.96m x 2.82m max)



UPVC window to front aspect, built in wardrobes, carpeted flooring and central heating radiator.

Bedroom Two 9'3 x 9'3 (2.82m x 2.82m)



UPVC window to rear aspect, built in cupboard, carpeted flooring and central heating radiator.

Bedroom Three 10'3 x 6'8 max (3.12m x 2.03m max)



UPVC window to front aspect, built in cupboard, carpeted flooring and central heating radiator.

Bathroom 6'1 x 6'1 (1.85m x 1.85m)



Modern bathroom comprising panel bath with mains shower over and fitted screen, concealed cistern low flush wc and vanity hand wash basin. Tiled walls and vinyl tiled flooring, ceiling spot lights, central heating radiator and UPVC window to rear aspect.

Outside



To the front of the property is a low maintenance front garden laid mainly to slate chippings with side driveway parking for two vehicles leading to the single garage and gate access to the

generously sized rear garden which is laid mainly to lawn with paved patio area, storage shed and fencing to perimeters.

Garage

The single garage is accessed via side driveway and features up and over door and electric supply.

Tenure

The property is Freehold

Council Tax

Council Tax band B

Kingston upon Hull City Council

EPC

Awaited

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.

Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Low

Mobile Coverage/Signal -

Broadband - Basic 8 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - Whilst there are planning applications in the area, non are specific to the area

Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they

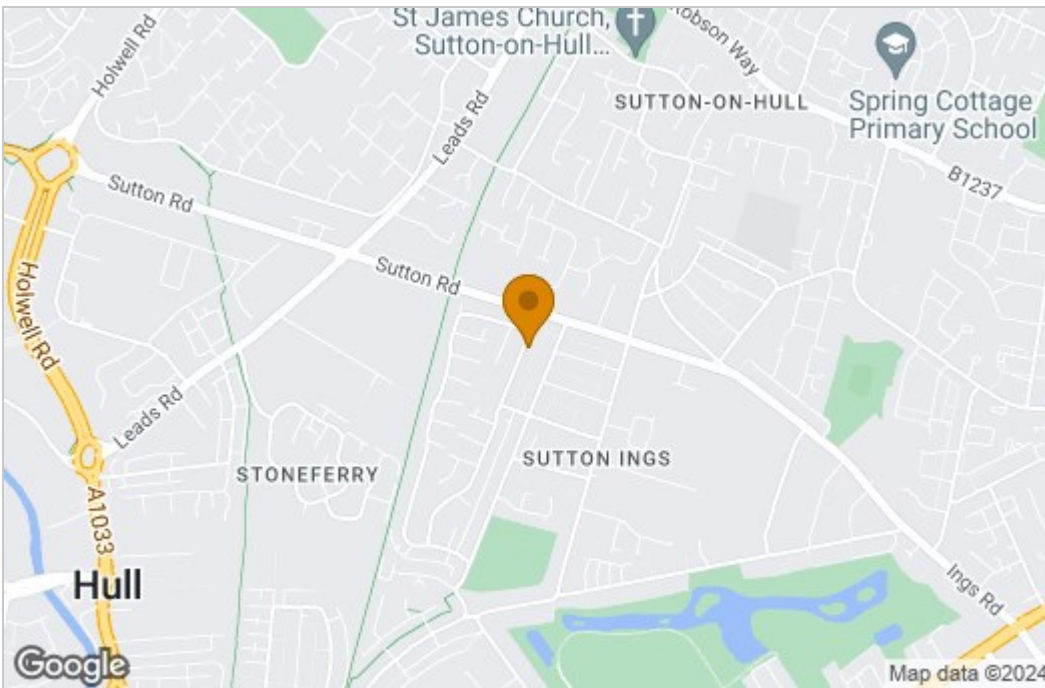
are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

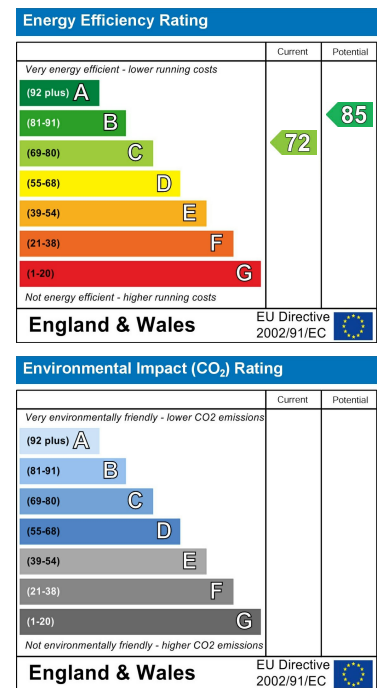


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.