

Whitakers

Estate Agents



16 The Gardens, Hull, HU7 4FQ

Offers In The Region Of £250,000

Whitakers are delighted to bring this outstanding 3 bedroom detached TRUE bungalow to the market, being sold with NO ONWARD CHAIN.

Rarely available and situated on a quiet and exclusive cul-de-sac, within walking distance of Sutton Village, this represents an outstanding opportunity for the discerning purchaser to put their own stamp on a spacious and flexible property in a most sought after and convenient location.

Briefly comprising; entrance hallway, Spacious Lounge, Breakfast Kitchen, 3 bedrooms, Bathroom and conservatory together with front and rear gardens, side driveway with parking for multiple vehicles and detached garage, the property also benefits from UPVC double glazing and gas central heating hence early viewing is recommended!

The Accommodation Comprises

Entrance Hallway



UPVC door into spacious entrance hallway with carpeted flooring, central heating radiator and loft access hatch.

Lounge 20'11 x 11'6 (6.38m x 3.51m)



Spacious lounge with UPVC front bay window, carpeted flooring, fire surround with inset living flame gas fire and central heating radiator.

Breakfast Kitchen 13'3 x 9'3 (4.04m x 2.82m)



Fitted wall and base units with contrasting work surfaces and tiled splash backs. 4 ring gas hob with extractor over and mid level double oven, 1 1/2 bowl composite sink with mixer taps over, plumbing for automatic washing machine and space for under counter appliance. Built in storage cupboard, central heating radiator, UPVC side entrance door and UPVC window to front aspect.

Bedroom One 13'6 x 8'7 (4.11m x 2.62m)



UPVC window to rear aspect, carpeted flooring,

sliding fitted wardrobes and central heating radiator.

Bedroom Two 11'5 x 9'3 (3.48m x 2.82m)



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

Bedroom Three 8'3 x 7'2 (2.51m x 2.18m)



Laminate flooring, central heating radiator and UPVC Patio doors to conservatory.

Bathroom 9'3 x 4'10 (2.82m x 1.47m)



Bath with electric shower over and fitted shower screen, low flush wc, vanity hand wash basin, central heating radiator, half tiled walls, extractor fan and UPVC window to side aspect.

Conservatory 9'6 x 8'3 (2.90m x 2.51m)



With laminate flooring and UPVC French Doors into rear garden.

Garage

Detached garage with electric roller door and electric supply with side access door and window.

Outside



To the front of the property is a lawned garden with borders featuring an array of mature plants and shrubs and a side driveway providing off road parking for multiple vehicles leading to the detached garage. Gate access leads to the private enclosed rear garden laid mainly to lawn with mature borders, patio area and storage shed whilst perimeter fencing affords a good level of privacy.

Tenure

The property is Freehold

Council Tax

Council Tax band D

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 - EE, Vodafone, Three, O2

Broadband - Basic 12 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - The following application is registered; [https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?](https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?keyVal=RGR7TOSOG4M00&activeTab=summary)

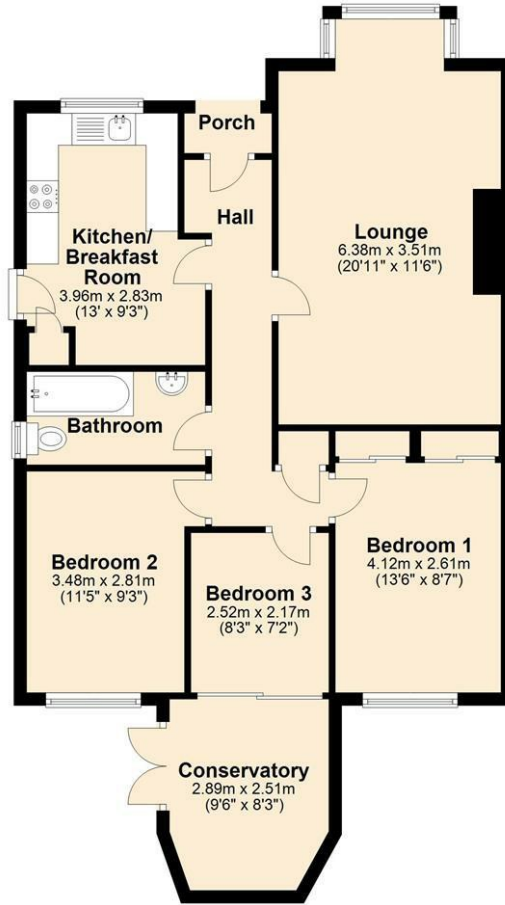
[keyVal=RGR7TOSOG4M00&activeTab=summary](https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?keyVal=RGR7TOSOG4M00&activeTab=summary)

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

Ground Floor

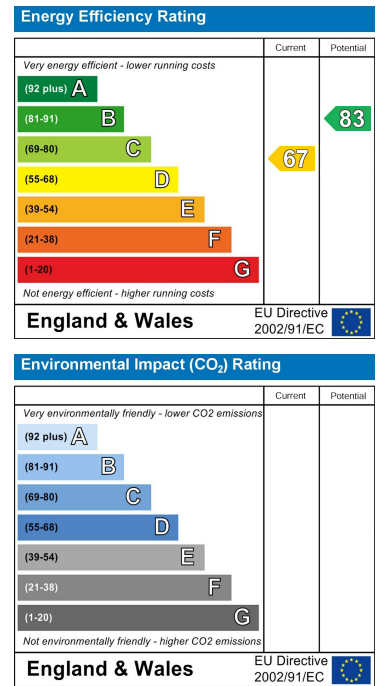


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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.