

Whitakers

Estate Agents



14 Priestgate, Hull, HU7 4QR

Guide price £190,000

*** GUIDE PRICE £190,000-£200,000 ***

A VERY RARELY AVAILABLE OPPORTUNITY .

Situated in the very heart of the much sought after village of Sutton On Hull and just a stroll away from the array of amenities that it has to offer, this modern style semi detached house represents ideal accommodation for the growing family or indeed an option for the purchaser looking to down size.

The accommodation briefly comprises entrance hall, lounge, fitted dining kitchen, three first floor bedroom of good proportion and a shower room and has gas central heating to radiators and double glazing. Set within pleasant gardens with a side driveway to a brick built garage, the property enjoys an idyllic position within the village and early enquiries in order to view are encouraged in order to avoid disappointment.

Entrance Hall



With staircase off and a radiator.

Lounge 15'5" x 13'1" (4.70 x 4.00)



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

Dining Kitchen 16'4" x 10'1" (5.00 x 3.08)



A range of fitted floor and wall units with rolled edge laminated preparation surfaces having an inset stainless steel sink unit with mixer tap. Partially tiled walls, plumbing for an automatic washing machine, a radiator, window to the rear aspect and a door giving access to the rear garden.

Landing

Window to the side aspect, loft access and leads to:

Bedroom One 13'3" x 9'8" (4.05 x 2.95)



Window to the front aspect and a radiator.

Bedroom Two 12'1" x 8'2" (3.70 x 2.50)



Window to the rear aspect and a radiator

Bedroom Three 8'10" x 7'10" (2.70 x 2.40)



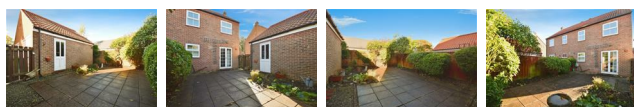
Window to the rear aspect and a radiator.

Shower Room



A plumbed shower unit within an independent enclosure, wash hand basin with a pedestal and a low level wc. Partially tiled walls, airing cupboard, a radiator and a shaver socket.

Gardens



To the front and rear of the property are pleasant gardens laid to pavers and decorative aggregates

Garage 19'2" x 9'2" (5.85 x 2.80)

Accessible via a side driveway, being brick built with an up and over vehicular door, a side personnel door and having electricity supplied

Tenure

This property is Freehold

Council Tax

Hull City Council - Band C

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 under tiled roof

Conservation Area - No

Flood Risk -None

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

Broadband - Standard - Highest available download speed 9 Mbps Highest available upload speed, Ultrafast Highest available download speed 1000 Mbps and Highest available upload speed 600 Mbps

Coastal Erosion - No

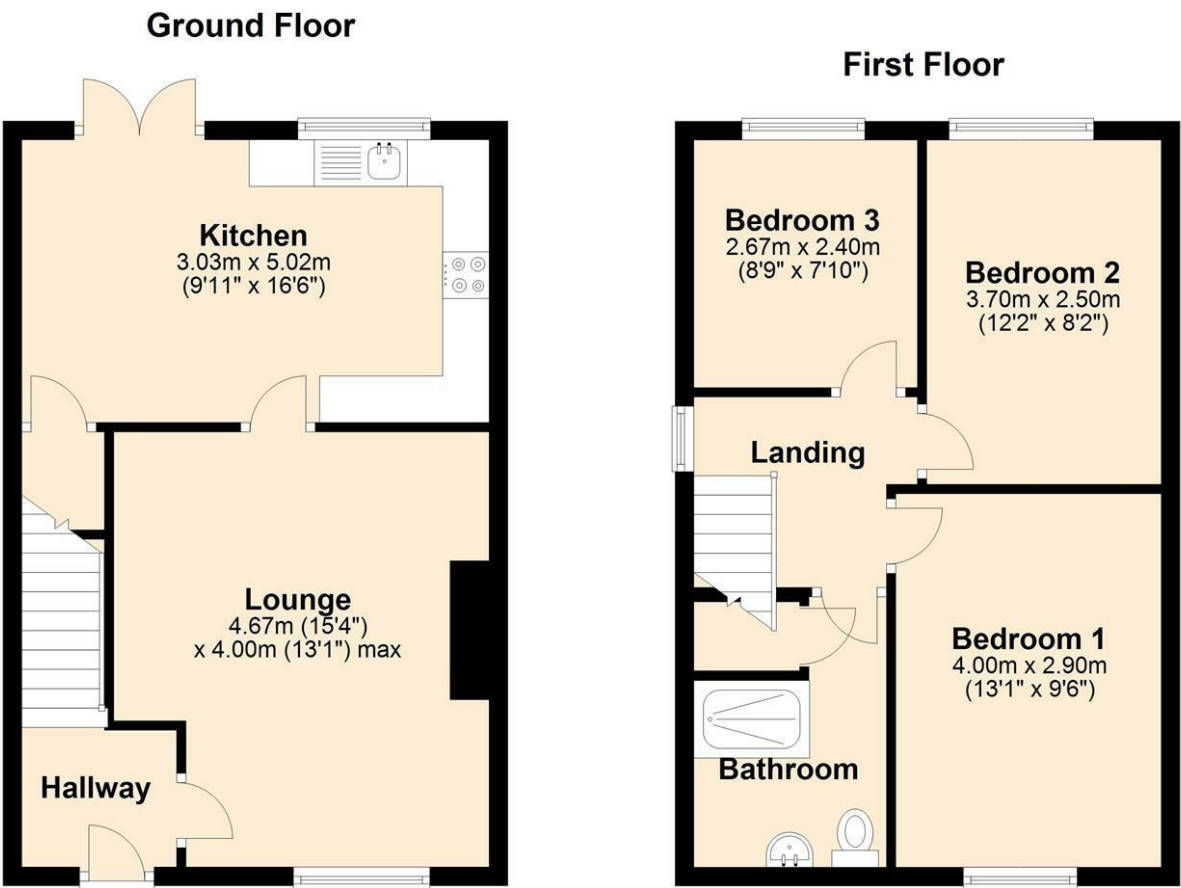
Coalfield or Mining Area -NO

Planning -No applications have been made for this property

Whitakers Estate Agent Declaration:

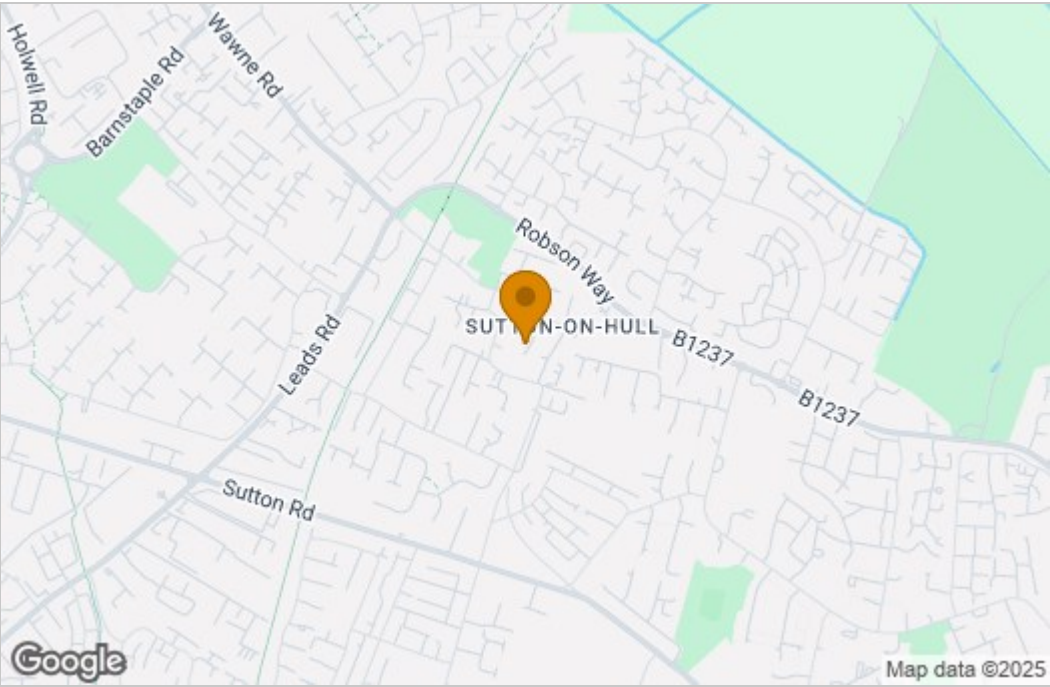
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Floor Plan

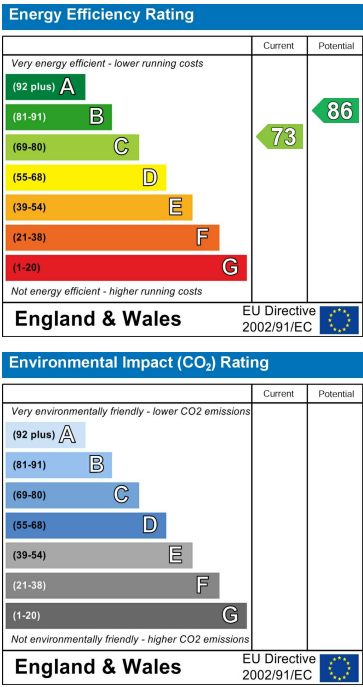


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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