

Whitakers

Estate Agents



8 Holland Park, Hull, HU7 3AY

Guide Price £180,000

Whitakers are delighted to offer this immaculately presented three bedroom end town house to the market, being sold with NO ONWARD CHAIN!!

Arranged over three floors, and boasting three bedrooms and three bathrooms, the property is situated in a very sought after part of ever popular Kingswood, close to the shops and leisure facilities of Kingswood Retail Park and the Village Green, as well as highly regarded schools!

Offering spacious and flexible family accommodation, the property briefly comprises; entrance hallway, bedroom, shower room, and utility room to the ground floor which provides potential for independent living. Spacious lounge and kitchen/diner to the first floor whilst to the second floor there are two further bedrooms, the master being ensuite, together with a family bathroom.

Also benefiting from driveway parking and integral garage to the front, and private enclosed garden to the rear, together with UPVC glazing and Gas central heating. Internal inspection is highly recommended!

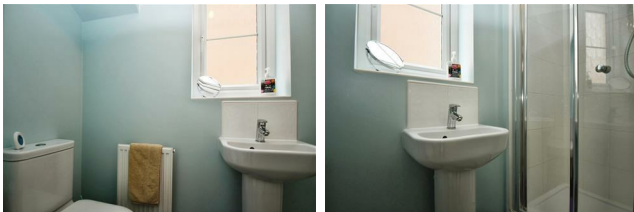
The Accommodation comprises

Entrance Hallway



Composite front door into carpeted entrance hallway with central heating radiator, UPVC window to side aspect, under stair cupboard and stairs to first floor landing

Downstairs Shower Room 8'5 x 2'9 (2.57m x 0.84m)



With single shower cubicle, low flush wc, hand wash basin, vinyl flooring, central heating radiator and UPVC window to side aspect.

Bedroom Three 8' x 9' (2.44m x 2.74m)



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

Utility Room 5'4 x 6'4 (1.63m x 1.93m)



With fitted wall and base units and contrasting work surfaces, plumbing for automatic washing machine, vinyl flooring, central heating radiator and composite door to rear garden.

First Floor Landing



Stairs from Entrance hallway to first floor landing with carpeted flooring, UPVC window to front aspect, central heating radiator and airing cupboard.

Lounge 12'3 x 14'9 (3.73m x 4.50m)



Spacious lounge with two UPVC windows to rear aspect, two central heating radiators and carpeted flooring.

Kitchen/Diner 7'10 x 13'2 (2.39m x 4.01m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splashbacks. 4 ring gas hob with extractor over and electric oven below and stainless steel sink with mixer taps. Space and plumbing for under counter dish washer, space for free standing fridge/freezer, vinyl flooring, central heating radiator, space for dining table and UPVC window to front aspect.

Second Floor Landing

Stairs from first floor landing to second floor with carpeted flooring and UPVC window to side aspect.

Bedroom One 14'4 x 8'10 (4.37m x 2.69m)



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

Ensuite 5'7 x 6'3 max (1.70m x 1.91m max)



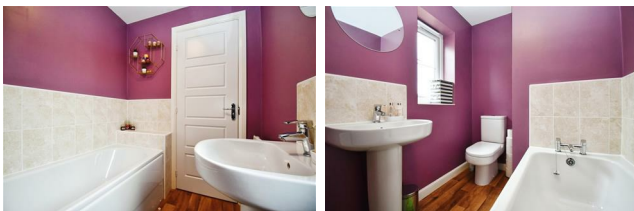
Double tiled shower cubicle with mains shower and glazed screen, low flush wc and hand wash basin. Vinyl flooring, central heating radiator, extractor fan and UPVC window to rear aspect.

Bedroom Two 11'2 x 11'1 (3.40m x 3.38m)



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

Family Bathroom 8'2 x 5'7 (2.49m x 1.70m)



Family bathroom comprising panel bath, low flush wc and hand wash basin. Part tiled walls to water sensitive areas, vinyl flooring, central heating radiator and UPVC window to side aspect.

Garage

Integral garage approached from front driveway with up and over door and electric supply.

Outside



To the front of the property there is driveway parking together pathway and gravelled area with raised planters. Gated side access leads to the enclosed rear garden laid mainly to lawn with slate borders.

Tenure

The property is Freehold

Council Tax

Council Tax band C

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, O2, Vodafone, Three

Broadband - Standard 22 Mbps 1 Mbps

Ultrafast 1000 Mbps 600 Mbps

Coastal Erosion - No

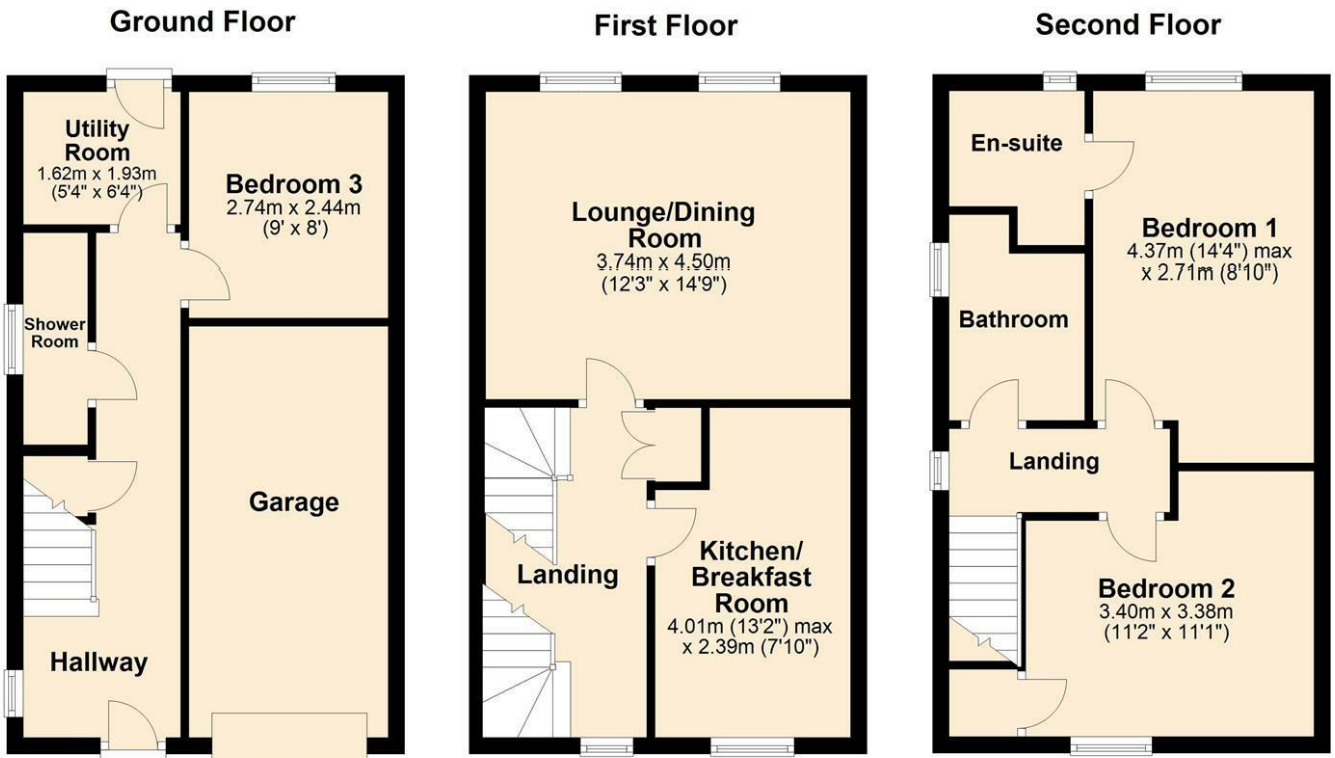
Coalfield or Mining Area - No

Planning - Non specific to the property

Whitakers Estate Agent Declaration:

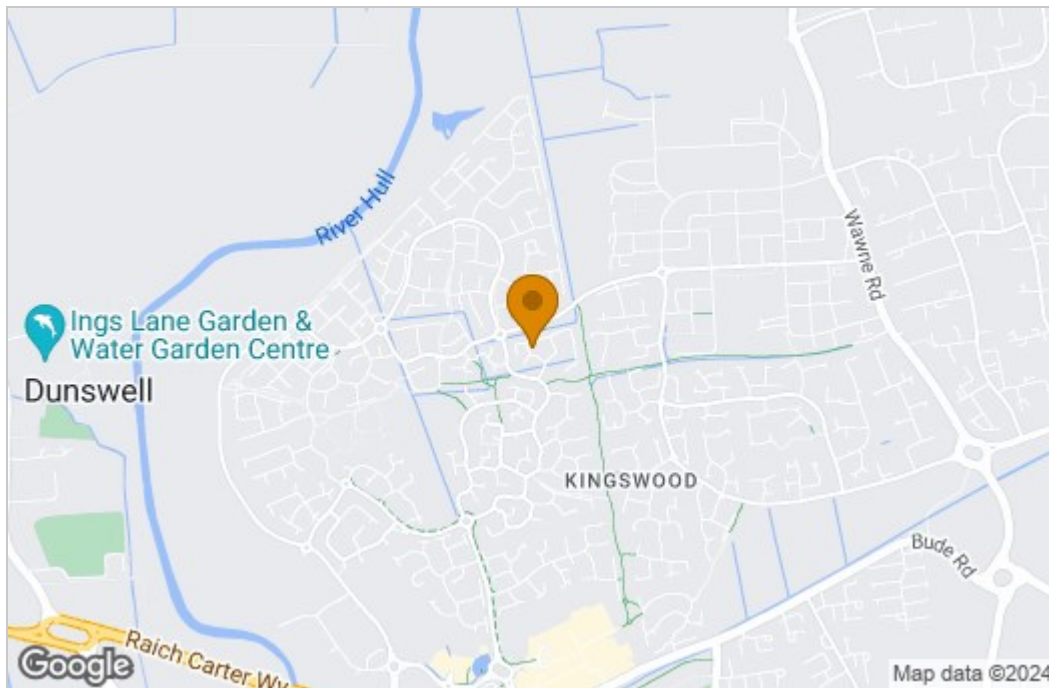
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

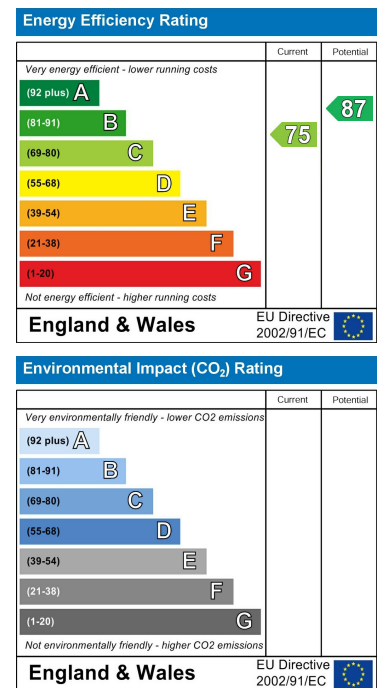


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.