

Whitakers

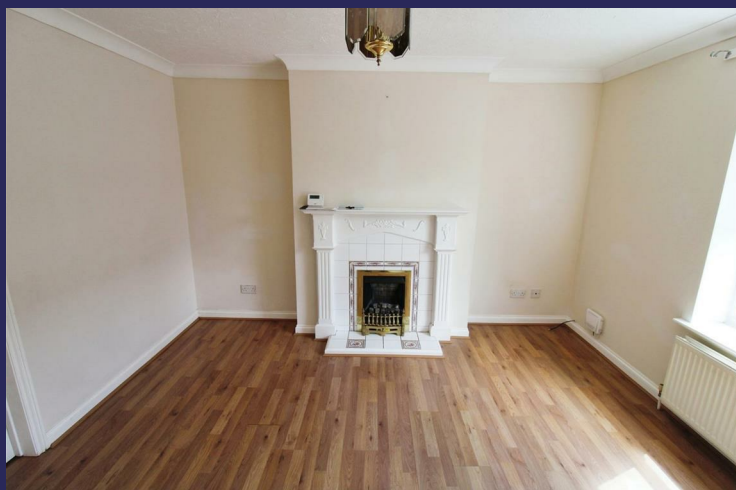
Estate Agents



24 Priestgate

, Sutton-On-Hull, HU7 4QR

Offers Around £160,000



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Entrance Hall

With staircase off and giving access to;

Lounge

12'3" x 11'7" (3.75 x 3.55)

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

Dining Kitchen

14'11" x 9'10" (4.55 x 3.00)

A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Laminate flooring, a radiator, plumbing for an automatic washing machine, partially tiled walls, a useful under stairs storage cupboard, window to the rear aspect and French Doors giving access to the rear garden

Bedroom One

11'9" x 11'7" (3.60 x 3.55)

Window to the front aspect, built in storage cupboard and a radiator.

Bedroom Two

10'4" x 8'2" (3.15 x 2.50)

Window to the rear aspect and a radiator

Bathroom

A white suite to comprise panelled bath, wash hand basin and a low level wc. A radiator, shaver socket, partially tiled walls and there is a plumbed shower unit over the bath with a shower screen to the bath side.

Garden

To the rear of the property is an enclosed garden laid to lawn with a paved patio area

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.

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.

Tel: 01482 877177

Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk -No risk

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

Broadband - Basic 9 Mbps Ultrafast 1000 Mbps

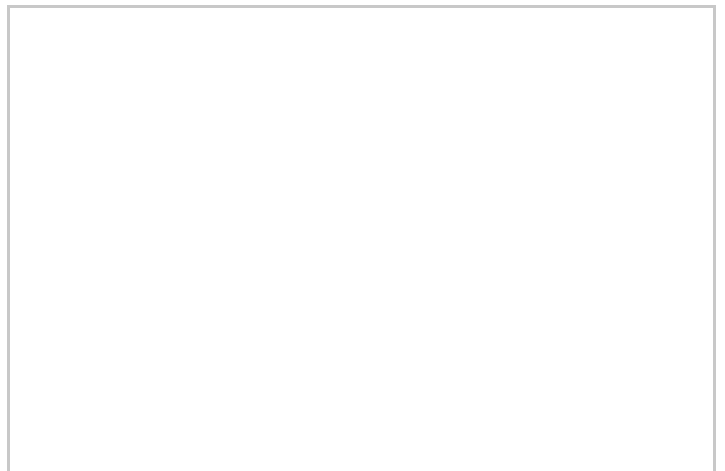
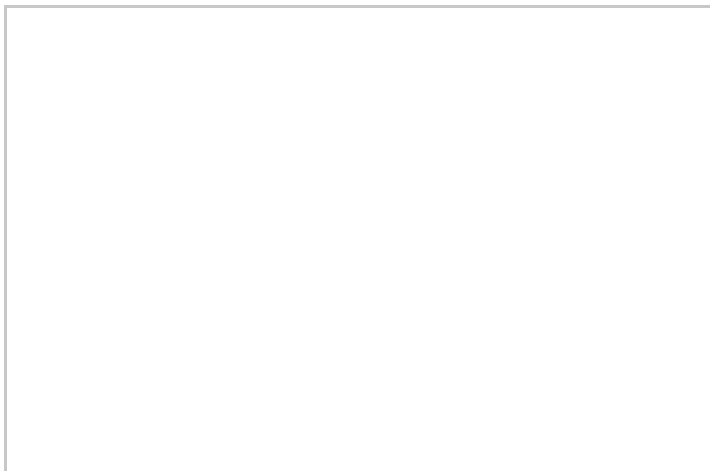
Coastal Erosion - No

Coalfield or Mining Area -No

Planning - planning applications have been made previously within the vicinity of 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.



Road Map



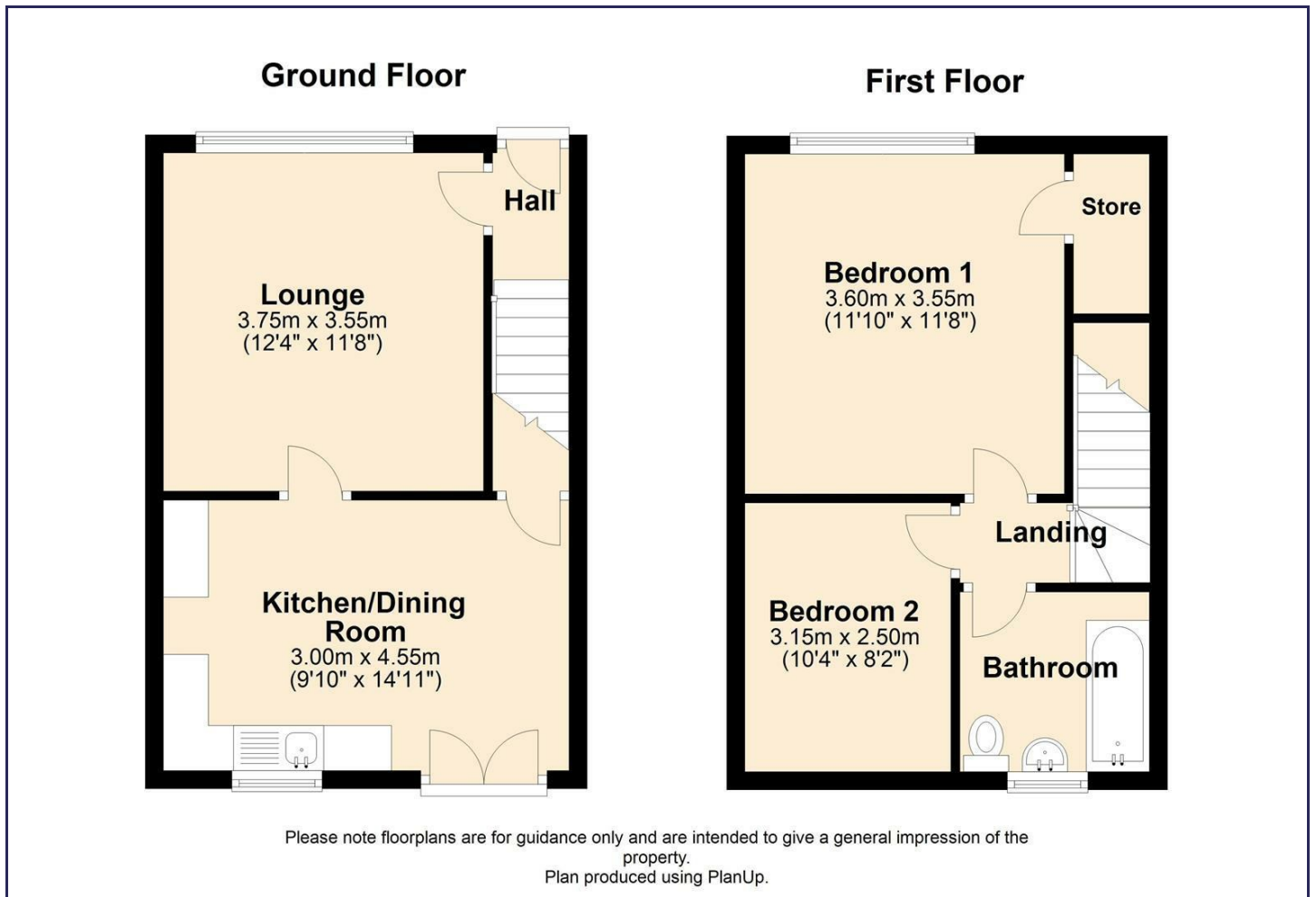
Hybrid Map



Terrain Map



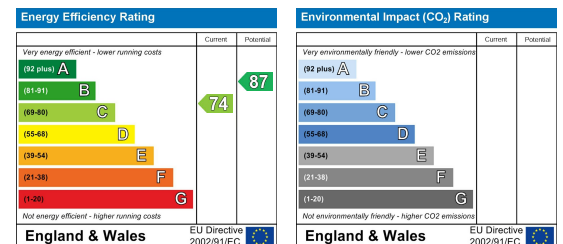
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

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.