

Whitakers

Estate Agents



10 Apple Tree Close, Hull, HU8 0EQ

Guide price £190,000

This 2 bedroomed semi detached TRUE bungalow is available to purchase with NO ONWARD CHAIN!

Idyllically situated at the foot of a peaceful cul-de-sac, just off Lambwath Road, this represents a rare opportunity to purchase a well presented home in a popular and highly regarded location, seldom becoming available!

Well positioned for local shops and amenities together with excellent transport links around the City, the property briefly comprises; entrance hallway, kitchen, lounge, bathroom and two generously sized bedrooms.

Also benefitting from spacious front and rear gardens, driveway parking for multiple vehicles and a detached garage together with gas central heating and UPVC double glazing, early viewing is highly recommended!

The Accommodation Comprises

Entrance Hallway



Composite front door into entrance hallway with carpeted flooring, central heating radiator and built in cupboards.

Kitchen 9'11 x 7'10 (3.02m x 2.39m)



Fitted wall and base units with contrasting work surfaces and tiled splashbacks. Space for gas cooking appliance, composite sink, vinyl flooring, UPVC window and composite door to side driveway.

Lounge 16'9 x 11'9 (5.11m x 3.58m)



UPVC bow window to front aspect, carpeted flooring, central heating radiator and wall mounted gas fire.

Inner Hallway

With carpeted flooring, storage cupboard and loft access hatch.

Bedroom One 9'2 x 11'3 (2.79m x 3.43m)



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

Bedroom Two 12'10 x 8'4 (3.91m x 2.54m)



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

Bathroom 5'6 x 6'6 (1.68m x 1.98m)



Panel bath with mixer shower over, low flush wc and vanity hand wash basin. Carpeted flooring, central heating radiator, built in storage cupboards and UPVC window to side aspect.

Outside



The front of the property is majority laid to lawn whilst the private side driveway provides off road parking for multiple vehicles and leads to the detached garage. The generously sized rear garden is laid mainly to lawn with borders featuring an array of mature plants and shrubs and fencing to perimeters together with a handy storage shed located to the rear of the garage.

Garage

Located at the foot of the side driveway with up and over door, electric supply and side door and window into garden.

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, Vodafone, Three, O2

Broadband - Basic 4 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

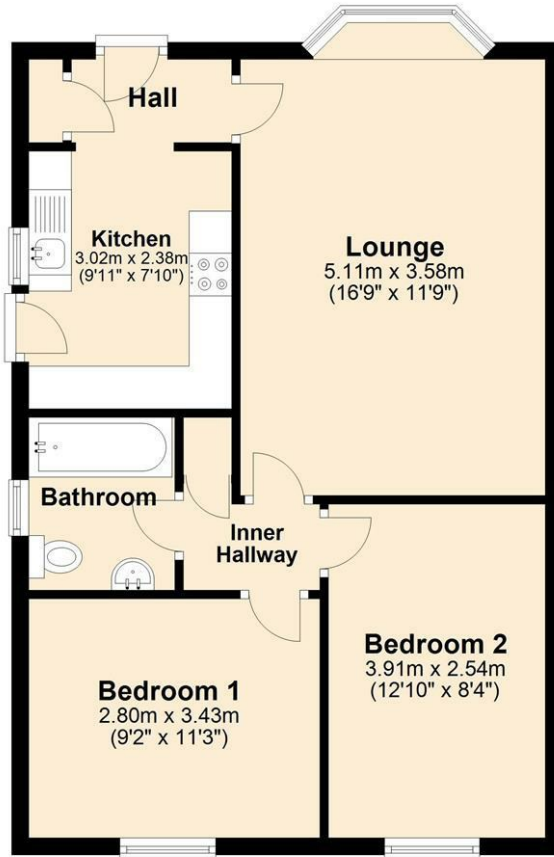
Planning - Non specific to this property

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.

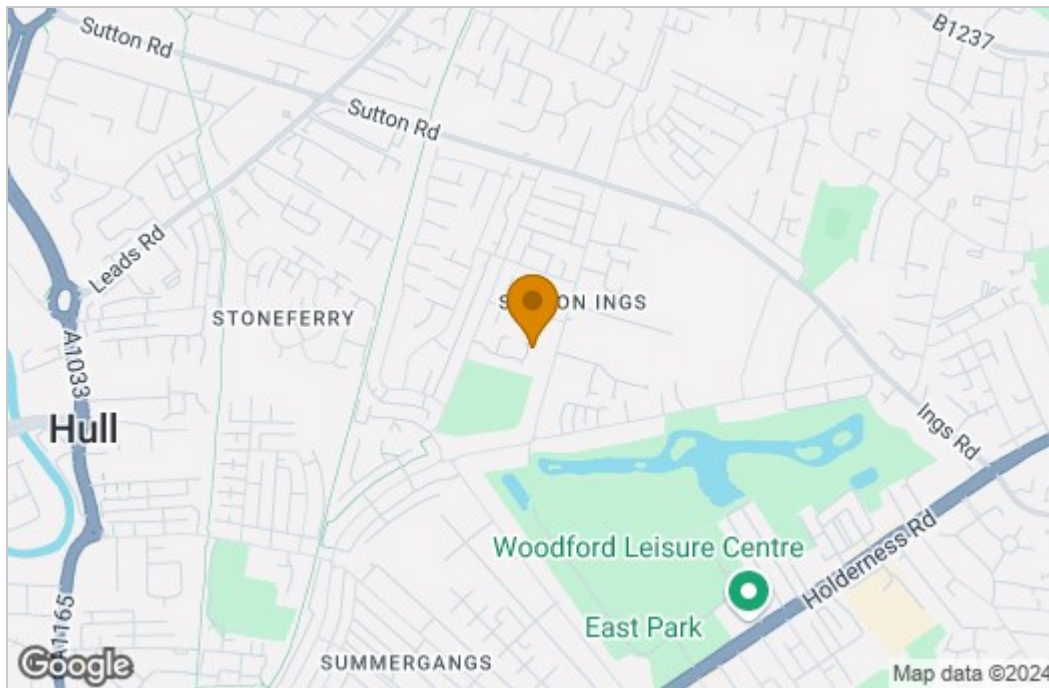
Floor Plan

Ground Floor

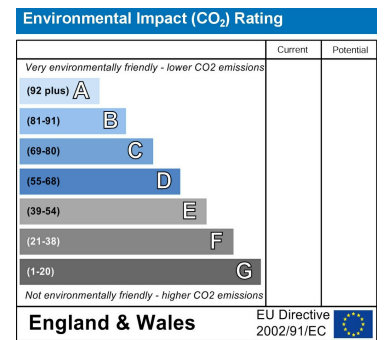
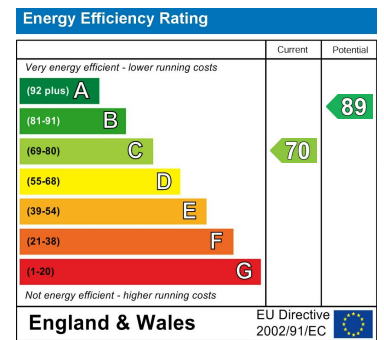


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.