

Whitakers

Estate Agents



9 Iona Close, Hull, HU8 9XU

Offers In The Region Of £180,000

This charming and well presented 2 bedroom semi-detached TRUE bungalow is available to purchase with NO ONWARD CHAIN!

Occupying an enviable and peaceful position at the foot of a quiet cul-de-sac, just off ever popular Howdale Road, the property is minutes away from Sutton Village and its range of amenities as well as enjoying excellent transport links around the City.

Briefly comprising, entrance hallway, kitchen, spacious lounge, conservatory, two double bedrooms and a bathroom, the property has the additional benefit of a private driveway providing off road parking, a detached garage and a lovely enclosed rear garden.

Also benefitting from UPVC glazing throughout and Gas central heating, internal viewing is recommended to fully appreciate the scale and standard of accommodation offer!

The Accommodation Comprises

Entrance Hallway



UPVC side door into entrance hallway with carpeted flooring, central heating radiator and storage cupboard.

Kitchen 11' x 6'9 (3.35m x 2.06m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splash backs, 4 ring gas hob with fan oven below and extractor over. Stainless steel 1 1/4 bowl sink with mixer taps over, plumbing for automatic washing machine and space for fridge/freezer. Wall mounted combi boiler, laminate flooring and UPVC window to rear garden.

Lounge 15'6 x 11'7 (4.72m x 3.53m)



Spacious lounge with carpeted flooring, central heating radiator, fire surround with inset electric fire and Patio doors into....

Conservatory 9'6 x 7'5 (2.90m x 2.26m)



With laminate flooring, central heating radiator and door into rear garden

Bedroom One 15' x 9'4 (4.57m x 2.84m)



Double bedroom with carpeted flooring, central heating radiator, fitted wardrobes and UPVC window to front aspect.

Bedroom Two 10'9 x 9'1 (3.28m x 2.77m)



Second double bedroom with carpeted flooring, central heating radiator, fitted wardrobes and UPVC window to front aspect.

Bathroom 6'10 x 5'9 (2.08m x 1.75m)



Bath with mixer taps and hand held shower together with wall mounted electric shower. Low flush wc, pedestal hand wash basin, wall tiling to water sensitive areas, central heating radiator and UPVC window to side aspect.

Outside



The front of the property is laid mainly to lawn which continues to the side of the property to the entrance door. The private side driveway gives off street parking for two vehicles and leads to the detached garage whilst gate access leads to the lovely private rear garden which is laid mainly to lawn with paved patio area, greenhouse, storage shed and fencing to perimeters,

Garage

Situated at the foot of the private driveway with up and over door, electric supply and side door and window to rear garden.

Tenure

This property is Freehold

Council Tax

Kingston upon Hull City Council

Council Tax band C

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 - none specific to the property

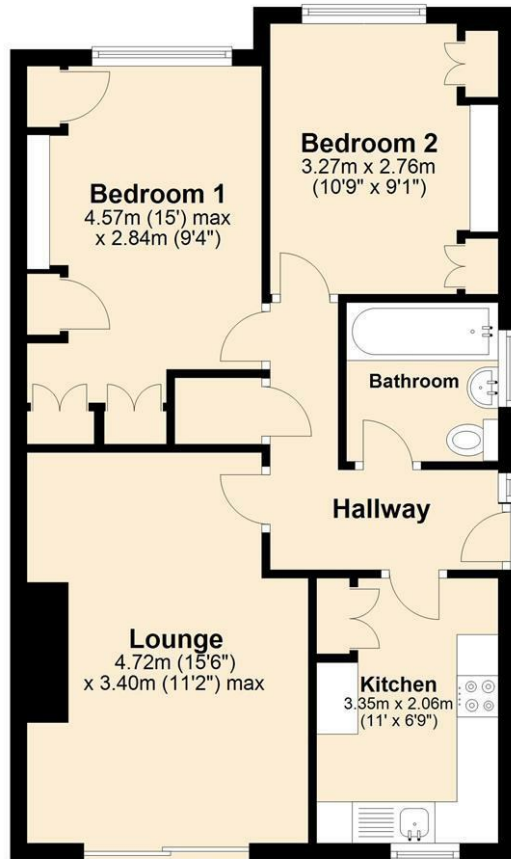
Whitakers Estate Agent Declaration:

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

Ground Floor

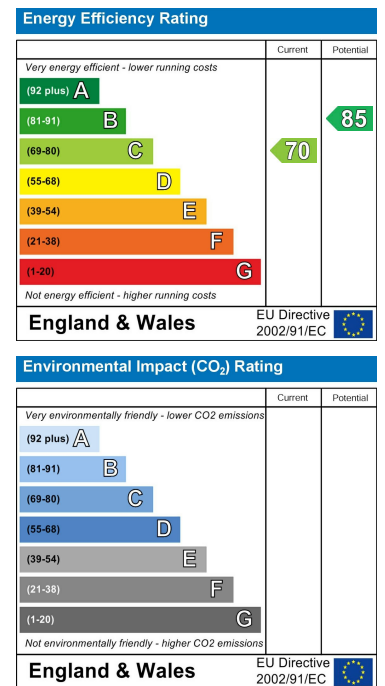


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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