

# Whitakers

Estate Agents



## 169 Astral Way, Hull, HU7 4XZ

**Offers Around £120,000**

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

Whilst in need of a programme of updating and modernisation, the property is ideally situated within walking distance of ever popular Sutton Village and enjoys excellent transport links around the City.

Briefly comprising; entrance hallway, lounge, kitchen, 2 double bedrooms, bathroom and conservatory. Also benefitting from front and rear gardens, driveway parking, majority UPVC glazing and warm air heating, the property represents an ideal opportunity to purchase a spacious property in a popular and sought after area!



## The Accommodation Comprises

### Entrance Hallway

UPVC front entrance door into hallway with internal door into kitchen and archway leading to lounge.

Lounge 15'11 x 10'8 (4.85m x 3.25m)



With UPVC window to front aspect and door into inner hallway.

Kitchen 12'6 x 9'8 (3.81m x 2.95m)



With UPVC window to front and side aspect and UPVC side entrance door.

### Inner Hallway

Inner Hallway with airing cupboard and warm air heating boiler.

Bedroom One 12'2 x 9'3 (3.71m x 2.82m)



With UPVC window to rear aspect

Bedroom Two 8'10 x 11'2 (2.69m x 3.40m)



With fitted sliding wardrobes and UPVC Patio doors into conservatory.

Bathroom 6'2 x 5'5 (1.88m x 1.65m)



Panel Bath. low flush wc and hand wash basin with wall tiling and UPVC window to side aspect.

Conservatory 10' x 8'3 (3.05m x 2.51m)



With UPVC door into rear garden

Garage 16'10 x 8'8 (5.13m x 2.64m)



With up and over door, electric supply, side window and internal door into conservatory.

### Outside



To the front of the property is a lawned garden and private side driveway leading to garage providing off road parking. To the rear of the property is an enclosed garden with fencing to perimeters.

#### Tenure

The property is Freehold

#### Council Tax

Council Tax band B

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 - No Risk

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

Broadband - Basic 10 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

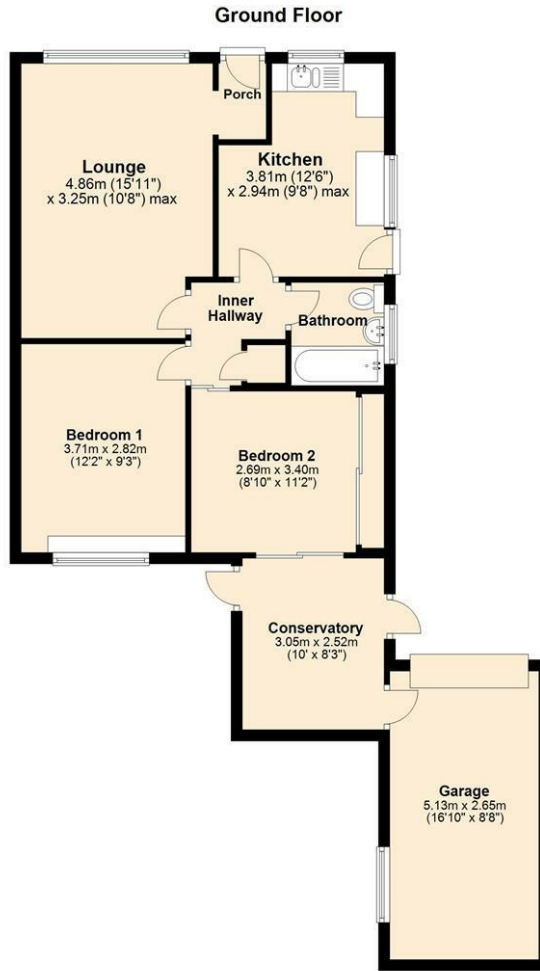
Coalfield or Mining Area - No

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

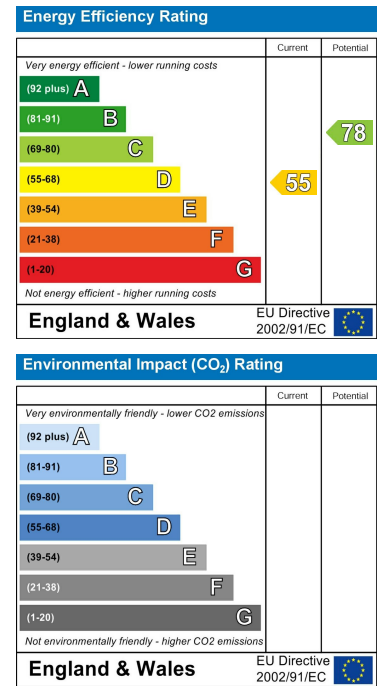


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.