

# Whitakers

Estate Agents



## 28 Dunlin Close, Hull, HU7 4SR

**Offers In The Region Of £120,000**

This well presented 3 bedroom terraced home is available to purchase with NO ONWARD CHAIN!

Situated in a popular and convenient location, well positioned for local shops and amenities and just a short walk from ever popular Sutton Village, the property enjoys excellent transport links around the City would be ideal for first time buyers, investors and down-sizers alike!

Ideally located on a peaceful cul-de-sac, the property briefly comprises; entrance hallway, downstairs cloakroom, dining kitchen and lounge to the ground floor whilst there are 3 bedrooms and a bathroom to the first floor.

Also benefitting from front and rear gardens, UPVC double glazing and warm air heating, viewing is recommended!

## The Accommodation Comprises

### Entrance Hallway



UPVC door into entrance hallway with laminate flooring, airing cupboard, door into downstairs cloakroom and stairs to first floor landing.

Downstairs Cloakroom with low flush wc, hand wash basin and UPVC window to front aspect.

Dining Kitchen 15'7 x 9'7 (4.75m x 2.92m)



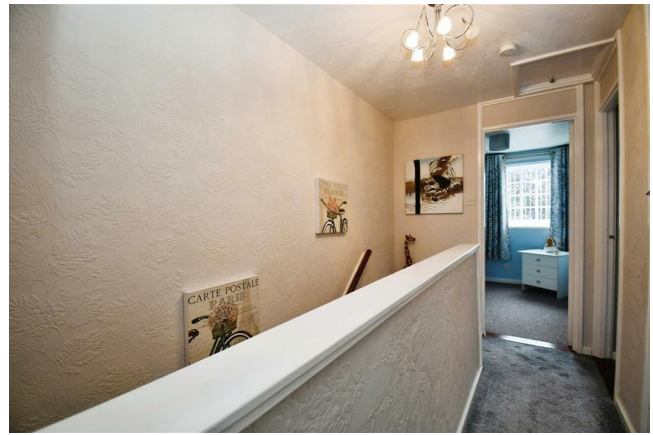
With a range of fitted wall and base units, contrasting work surfaces and tiled splashbacks. Halogen hob with electric fan oven below, stainless steel sink with mixer taps over. Space for under counter appliances, plumbing for automatic washing machine, ample space for family dining, vinyl flooring, internal obscured glazed window to lounge and UPVC window to front aspect.

Lounge 13'6 x 15'7 (4.11m x 4.75m)



With carpeted flooring, fire surround with inset electric fire and UPVC door and window to rear garden.

### First Floor Landing



Stairs from entrance hallway to first floor with carpeted flooring, two built in storage cupboards and loft access hatch.

Bedroom One 13'6 x 9'6 max (4.11m x 2.90m max)



With carpeted flooring, UPVC front window and fitted wardrobes.

Bedroom Two 12'9 x 9'6 (3.89m x 2.90m)



With carpeted flooring, UPVC rear window and fitted wardrobes.

Bedroom Three 8'10 x 6'7 (2.69m x 2.01m)



With carpeted flooring, UPVC rear window and fitted wardrobes.

Bathroom 6'6 x 5'9 (1.98m x 1.75m)



With panel bath, low flush wc and hand wash basin. vinyl flooring, wall mounted multi-point boiler and UPVC window to front aspect.

Outside



To front of the property there is a paved courtyard garden with fencing to perimeters and gate access together with two brick built storage sheds. To the rear is a lovely private garden with gravelled borders artificial lawn, storage shed and fencing and hedges to perimeters.

Tenure

The property is freehold.

Council Tax

Council tax band A

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 7 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

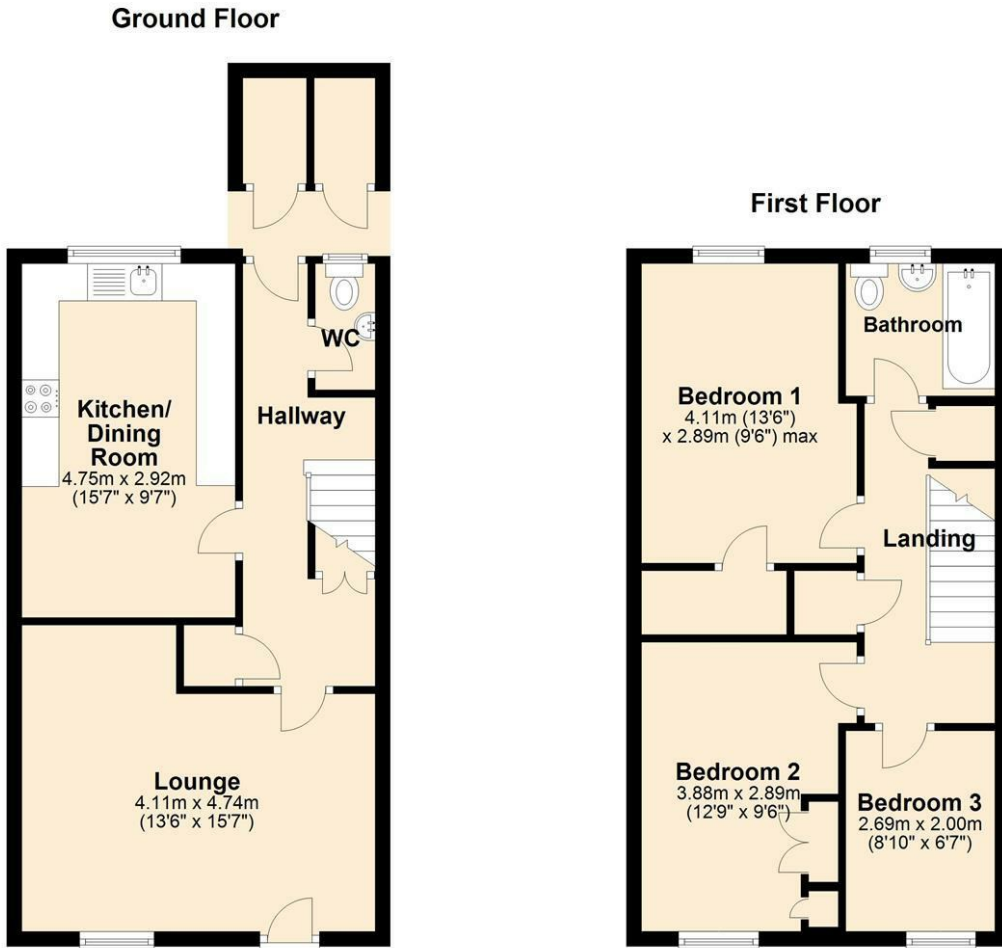
Coalfield or Mining Area - No

Planning - None

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

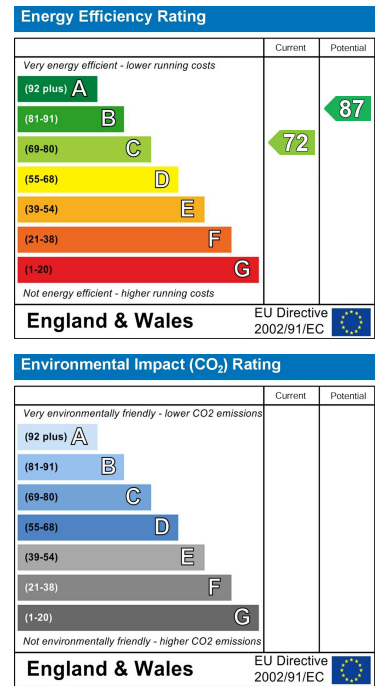


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# 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.