

# Whitakers

Estate Agents



## 9 Thistlewood Court

Bransholme, Hull, HU7 4JS

Offers Over £230,000



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## Ground Floor

### Entrance Hall

Laminate flooring, staircase off, built in storage cupboard and a radiator.

### Cloak Room

Wash hand basin with a pedestal, a low level wc and a radiator.

### Lounge

12'9" x 9'10", 282'1" (3.91 x 3.86)

A window to the front aspect, French Doors giving access to the rear garden and a radiator.

### Kitchen

12'9" x 11'2" (3.91 x 3.41)

A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap and a matching breakfast bar. Windows to the front and rear aspects, tiled floor and partially tiled walls, plumbing for an automatic washing machine, two radiators and integrated appliances include an electric oven, four ring gas hob and a stainless steel over head extractor canopy

### First Floor Landing

Window to the front aspect and a radiator.

### Bedroom One

12'10" x 12'7" max (3.93 x 3.85 max)

Windows to the front and rear aspects, fitted wardrobe, dressing table unit and drawers and a radiator.

## En Suite

A plumbed shower unit within an independent enclosure, wash hand basin and a low level wc. Radiator and a shaver socket.

### Bedroom Two

13'1" x 12'4" (4.00 x 3.78)

Window and "Velux" style windows to two aspects and there is a radiator.

## Top Floor

### Bedroom Three

12'9" x 12'10" (3.90 x 3.92)

Window and "Velux" style windows to two aspects and a radiator.

### Bedroom Four

11'5" x 12'10" (3.50 x 3.92)

Window and "Velux" style window to two aspect and a radiator

## Family Bathroom

A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Partially tiled walls, a radiator and there is a shower attachment with a shower screen to the bath side.

## Gardens

To the rear of the property is a garden of generous proportion which is laid to paved patio, decorative aggregates, a lawn and a decking area with pergola. There is also an outside tap.

## Garage

Brick built with an up and over vehicular door and side personnel door.

Tel: 01482 877177



**Council Tax**  
Hull City Council - Band D

**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.

**Material Information:**

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk -Low

Broadband - Basic 7 Mbps, Ultrafast 1000 Mbps

Mobile Coverage EE, Vodafone, O2 and Three

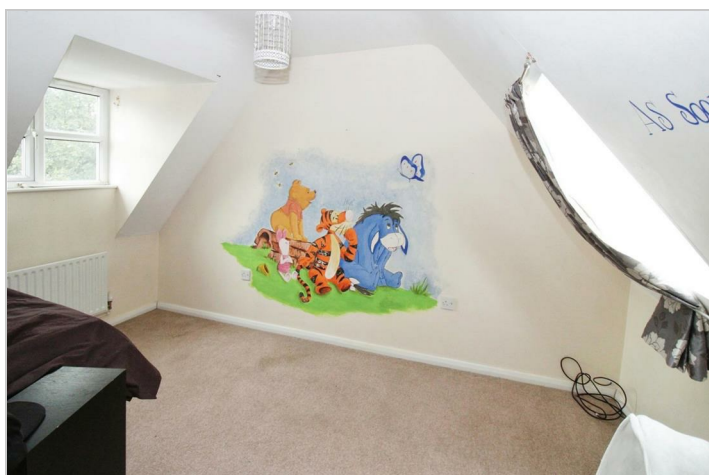
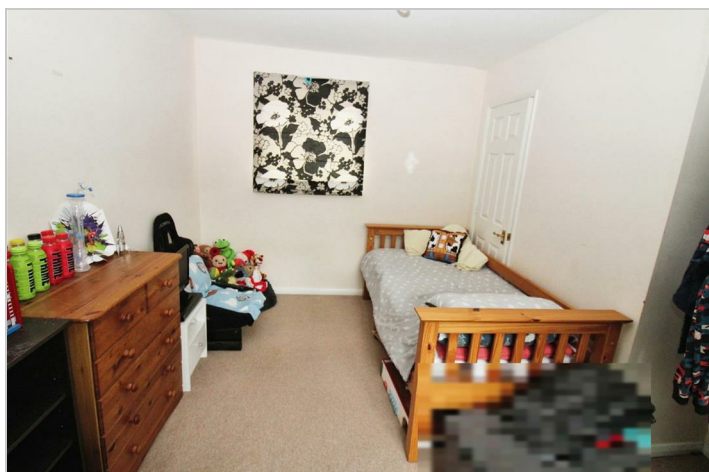
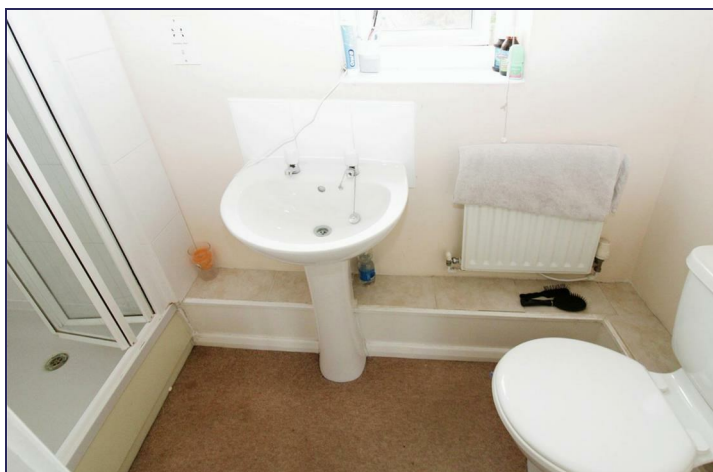
Coastal Erosion -No

Coalfield or Mining Area -No

Planning -No

**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



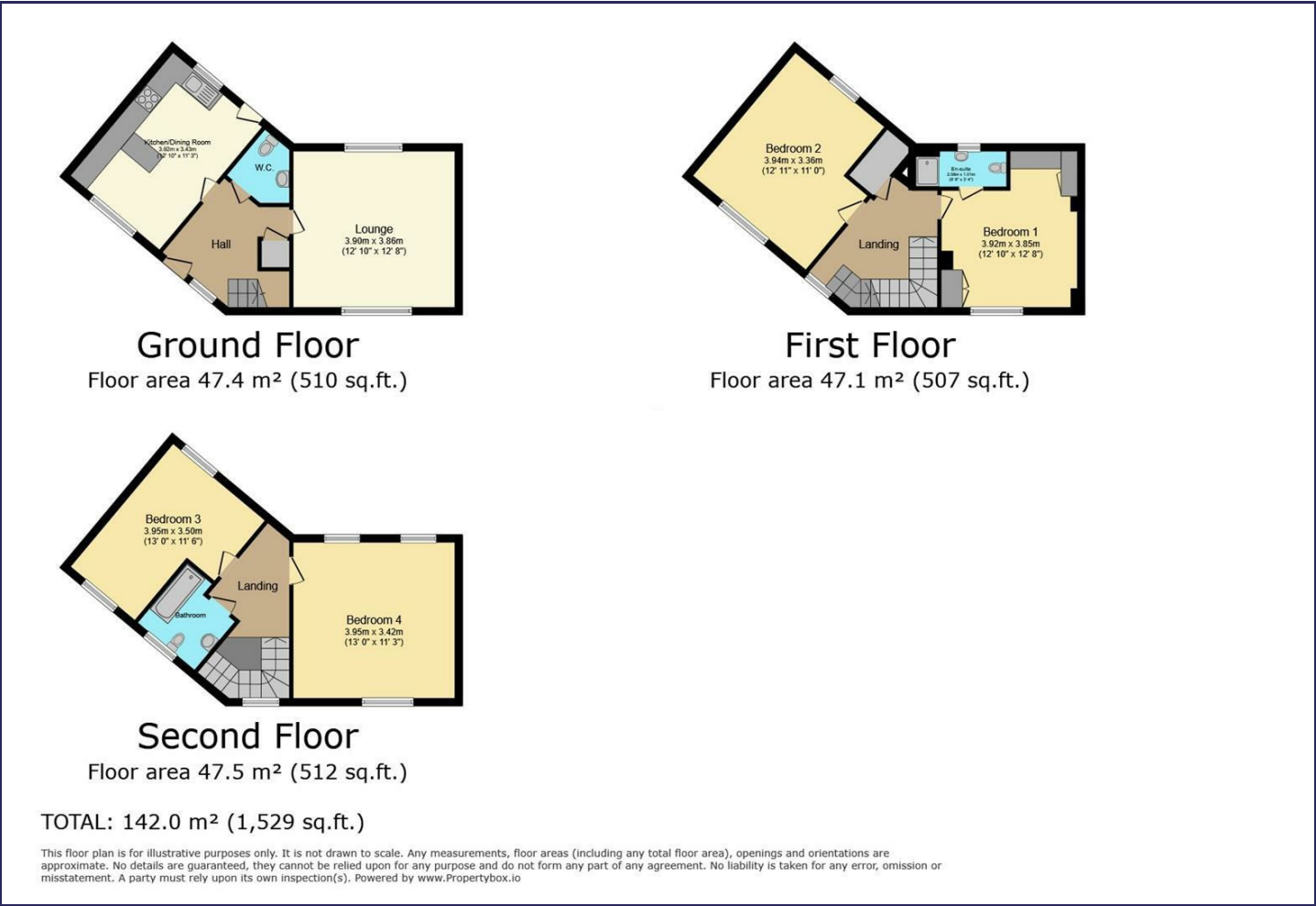
Hybrid Map



Terrain Map



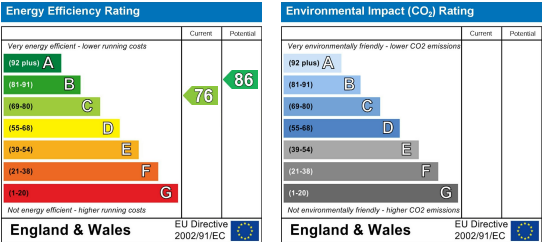
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.