

# Whitakers

Estate Agents



## 9 Greenfield Garth, Hull, HU6 7YF

**Offers Over £150,000**

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

Immaculately presented and maintained throughout, the property is ideally situated in a peaceful cul-de-sac, just off Beverley High Road, conveniently positioned for local shops and amenities together with excellent transport links into and around the City as well as being just a short drive to the Historic Market Town of Beverley and to Kingswood Retail Park with its wealth of retail and leisure facilities!

Having been much improved in recent years, the property briefly comprises: entrance hallway, spacious lounge, modern fitted kitchen, wet-room, two generously proportioned bedrooms and a modern conservatory.

Having the additional benefit of front and rear gardens, private side driveway and garage together with uPVC glazing and gas central heating, internal inspection is strongly recommended!



## The Accommodation Comprises

### Entrance Hallway



Composite front entrance door with glazed side panel into hallway with built in storage cupboard, carpeted flooring and central heating radiator.

### Lounge 17' x 9'9 (5.18m x 2.97m)



Spacious lounge with uPVC bow window to front aspect, carpeted flooring, fire surround with living flame gas fire and central heating radiator.

### Kitchen 8'11 x 8' (2.72m x 2.44m)



Modern kitchen with a range of fitted shaker style wall and base units, contrasting work surfaces and splashbacks. 4 ring halogen hob with extractor and mid level electric fan oven. Stainless steel sink/drainage with mixer taps over, plumbing for automatic washing machine and space for free standing fridge/freezer. Vinyl flooring, uPVC side window and canopied uPVC entrance door to side driveway.

### Inner Hallway



With carpeted flooring, built in storage cupboard and central heating radiator.

### Bathroom 8'10 x 8' (2.69m x 2.44m)



Wet-room comprising walk in shower with wall mounted electric shower, low flush wc and hand wash basin housed in vanity unit. Vinyl flooring, tiled walls, heated towel rail, extractor fan and uPVC window to side aspect.

### Bedroom One 11'10 x 9'9 (3.61m x 2.97m)



With fitted wardrobes, carpeted flooring, central heating radiator and uPVC window to rear aspect.

### Bedroom Two 8'10 x 8' (2.69m x 2.44m)



With carpeted flooring, central heating radiator and uPVC Patio Doors into.....

### Conservatory 7'6 x 9'2 (2.29m x 2.79m)



With tiled flooring and uPVC French Doors into rear garden.

### Outside



To the front of the property is a low maintenance garden with decorative stones whilst the private side driveway with wrought iron gates provides off road parking for multiple vehicles and leads to the detached garage. Accessed via side gate to the rear of the property is a well proportioned enclosed garden laid mainly to lawn with paved patio seating areas and gravelled borders featuring an array of mature plants, trees and shrubs and fencing to perimeters.

### Garage

The single detached garage located at the foot of the side driveway features an up and over door, electric supply and internal door into rear garden.

### Tenure

The property is Freehold

Council Tax  
Council Tax band B  
Kingston upon Hull City Council

EPC  
EPC Rating C

### 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.

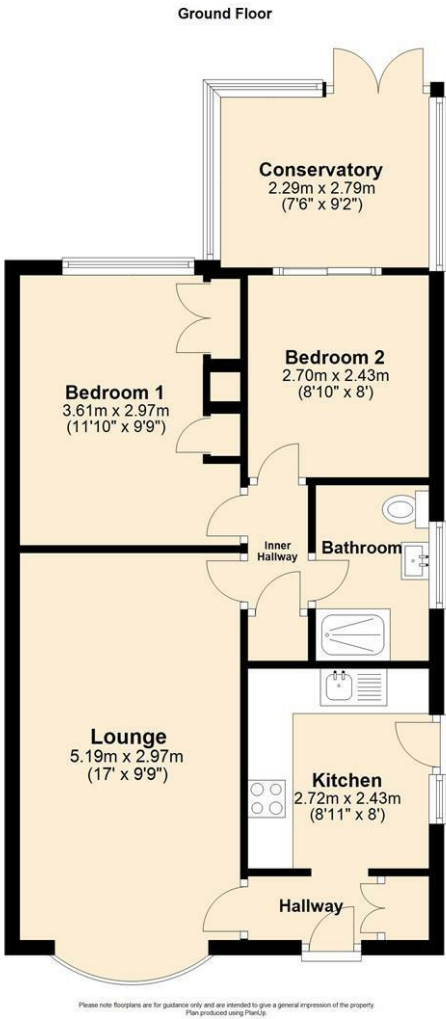
### Material Information:

Construction - Brick/Tile  
Conservation Area - No  
Flood Risk - Medium  
Mobile Coverage/Signal - EE, Vodafone, Three, O2  
Broadband - Basic 7 Mbps, Ultrafast 1000 Mbps  
Coastal Erosion - No  
Coalfield or Mining Area - No  
Planning - No

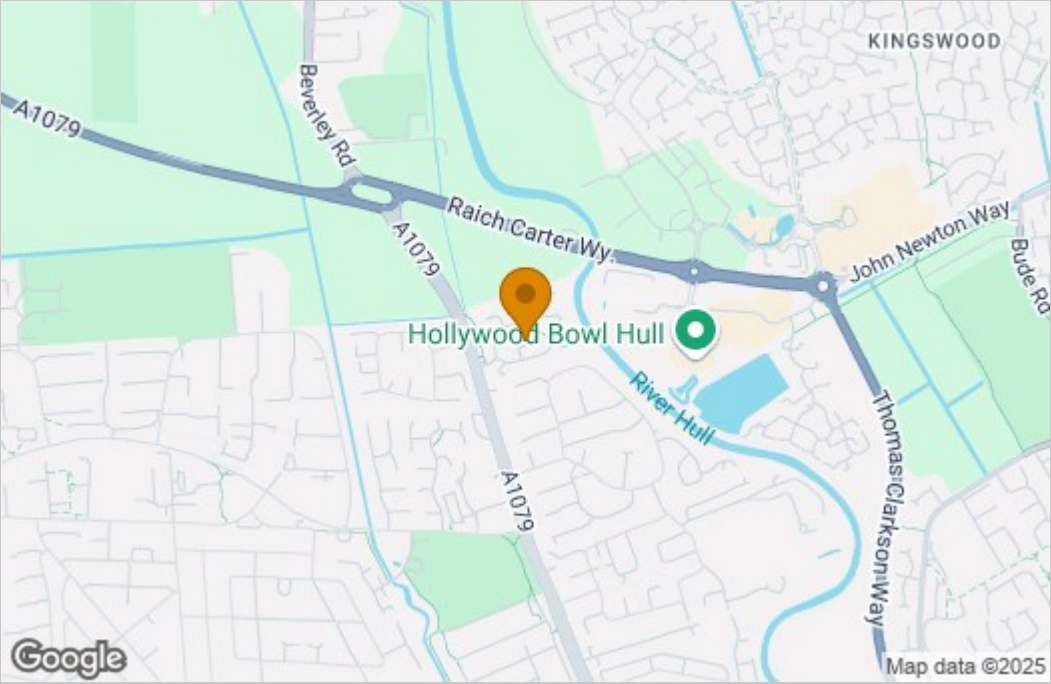
### Whitakers Estate Agent Declaration:

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.

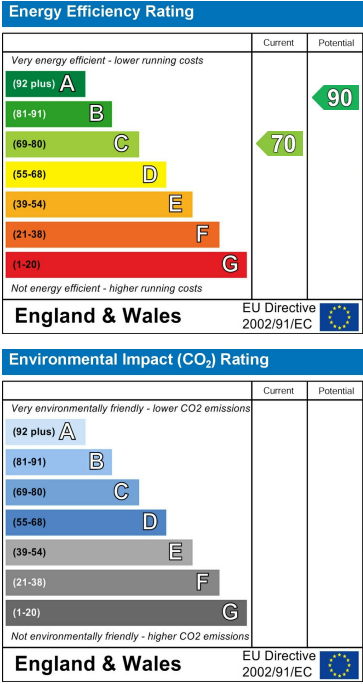
Floor Plan



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