

Whitakers

Estate Agents



1 Clearwaters, Hull, HU7 3NE

Offers In The Region Of £200,000

Situated just a stroll away from the fabulous shopping and leisure amenities that invites people on to the sought after Kingswood development , this detached house offers an excellent opportunity for the family looking for that little bit of extra room

The accommodation briefly comprises entrance hall, lounge through to a dining room, fitted kitchen with appliances, utility area and cloak room, conservatory, three first floor bedrooms with master en suite and a family bathroom. Set within pleasant gardens, the property has an attached garage and gas central heating to radiators and double glazing.

Well worth viewing, internal inspections are welcome

Entrance Storm Porch

Giving access to

Lounge 12'11" x 11'1" (3.95 x 3.40)

Window to the front aspect, feature fire surround, attractive laminate flooring and a radiator. Opens to:

Dining Room

Laminate flooring continues, a radiator and Patio Doors give access to:

Conservatory

With French Doors giving access to the rear garden

Fitted Kitchen

A range of fitted floor and wall units with contrasting preparation surfaces having a matching breakfast bar and an inset stainless steel one and a half bowl sink unit with mixer tap. Window to the rear aspect, partially tiled walls, a radiator and integrated appliances include an electric oven, a four ring gas hob and an over head extractor canopy

Utility Room

Fitted floor unit with contrasting preparation surface and plumbing for an automatic washing machine

Cloak Room

A low level wc unit , wash hand basin and a radiator.

Landing

With a window to the side aspect.

Bedroom One

Window to the front aspect, a radiator and mirror fronted sliding doors to fitted wardrobes.

En Suite

A plumbed shower unit within an independent enclosure. Wash hand basin and a low level wc within a vanity unit, partially tiled walls and a heated towel rail.

Bedroom Two

Window to the rear aspect, built in wardrobe and a radiator

Bedroom Three

Window to the rear aspect, built in wardrobe and a radiator.

Family Bathroom

A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc Tiled walls and floor and a radiator

Gardens

To the front of the property is an open plan garden

laid to lawn and to the rear a garden again laid to lawn with a paved patio area and there is an outside tap.

Garage

Attached, being brick built with an up and over vehicular door and accessed by a private driveway which also allows further off street parking amenities.

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 a tiled roof

Conservation Area - No

Flood Risk - Low

Mobile Coverage/Signal - Yes

Broadband - Yes

Coastal Erosion - No

Coalfield or Mining Area -No

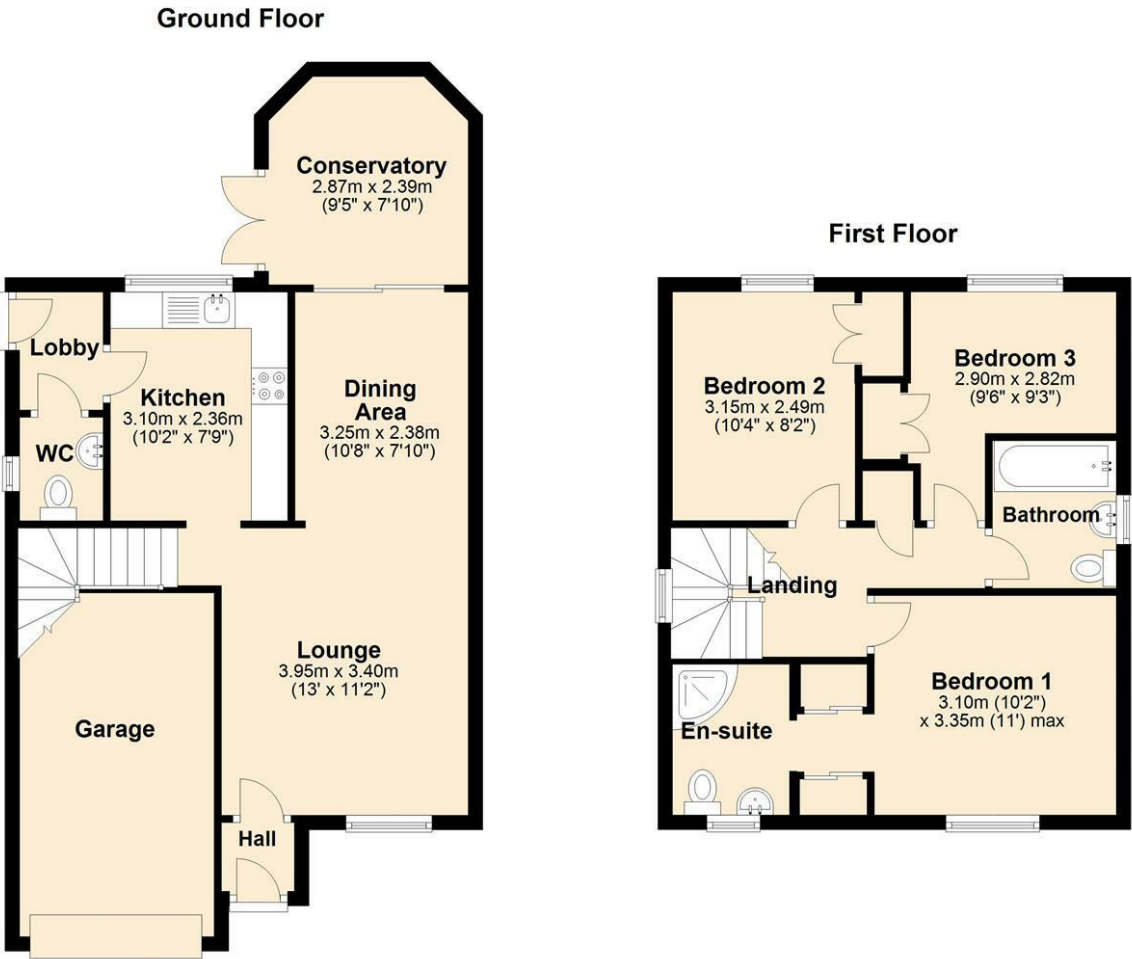
Planning -No

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

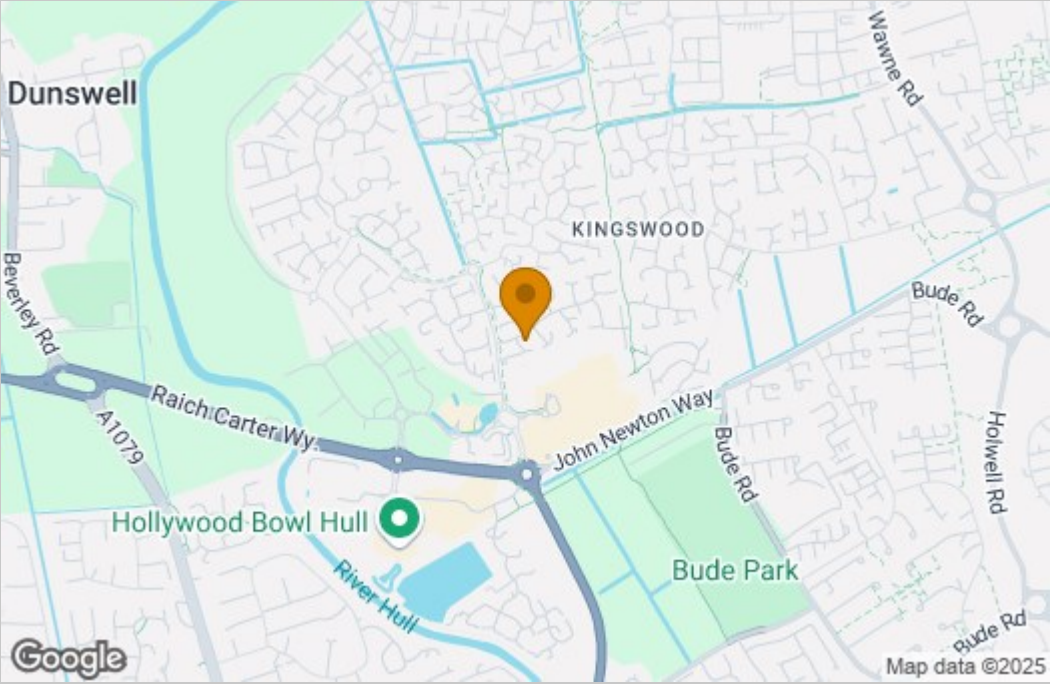
contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

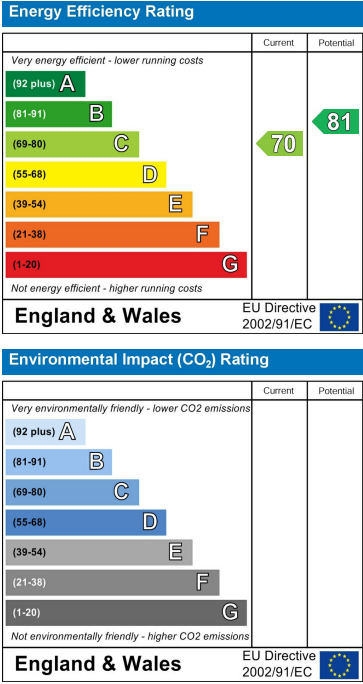


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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