

# Whitakers

Estate Agents



## 94 Pools Brook Park, Hull, HU7 3GE

**Offers In The Region Of £199,950**

Whitakers are pleased to bring this well presented 3 bedroom Townhouse to the market!

Offering spacious accommodation arranged over 3 floors and situated in a convenient location on the ever popular Kingswood development, well positioned for the shops and leisure facilities of Kingswood Retail Park as well as highly regarded local schools, the property also enjoys excellent transport links around the City and out to the market town of Beverley.

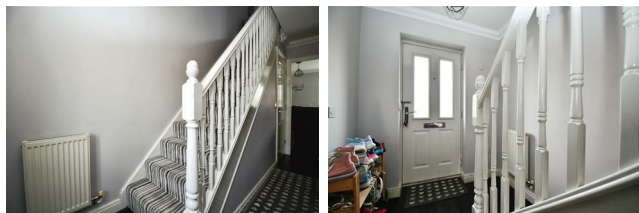
Being ideal for the growing family, the property briefly comprises; entrance hallway, kitchen and Lounge/Dining Room to the ground floor, 2 bedrooms and a modern family bathroom to the first floor whilst the second floor houses the master suite with double bedroom, dressing area and amazing en-suite shower room!

Having the additional benefit of front and rear gardens and TWO allocated parking spaces together with gas central heating and uPVC glazing throughout, early viewing is recommended!



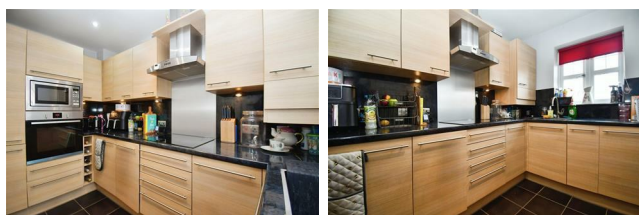
## The Accommodation Comprises

### Entrance Hallway



Composite door into entrance hallway with engineered wood flooring, central heating radiator and under stair cupboard with plumbing in place for conversion back to downstairs cloakroom.

### Kitchen 10'8 x 6'10 (3.25m x 2.08m)



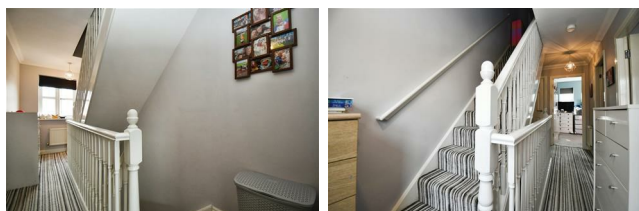
With a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. 4 ring NEFF halogen hob with extractor over and mid level NEFF integrated fan oven and eye level microwave. Integrated Fridge/Freezer, dish washer and automatic washing machine, stainless steel sink and uPVC window to front aspect.

### Lounge/Dining Room 15'7 max x 13'3 (4.75m max x 4.04m)



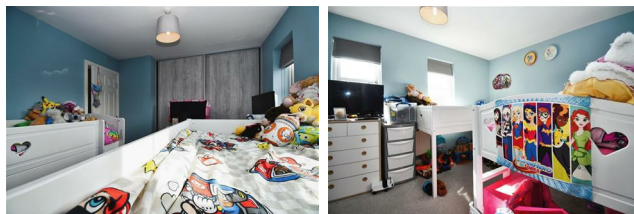
Continuation of engineered wood flooring, central heating radiator, space for dining table and uPVC French Doors into rear garden.

### First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring, central heating radiator, built in storage cupboard and uPVC window to front aspect with stairs to second floor.

### Bedroom Two 9'6 x 13'3 max (2.90m x 4.04m max)



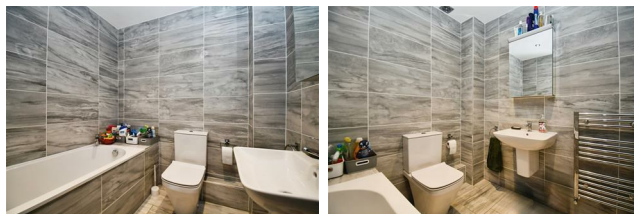
With two uPVC windows to rear aspect, carpeted flooring, central heating radiator and fitted sliding wardrobes.

### Bedroom Three 9'9 x 6'11 (2.97m x 2.11m)



With uPVC window to front aspect, carpeted flooring and central heating radiator.

### Family Bathroom 6'10 x 6'10 (2.08m x 2.08m)

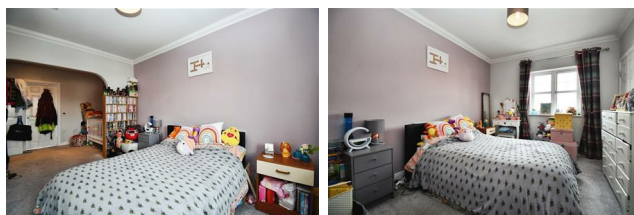


Modern family bathroom comprising panel bath, low flush wc and hand wash basin. Fully tiled walls and flooring, heated chrome towel rail and extractor fan.

### Second Floor Landing

Carpeted stairs from first floor landing to second floor housing Master Suite.

### Master Bedroom 13'9 x 10'1 (4.19m x 3.07m)



With uPVC window to front aspect, carpeted flooring, central heating radiator and built in cupboard. Opens into....

Dressing Area 6'9 x 10'1 (2.06m x 3.07m)



With carpeted flooring and door into....

En-Suite 13'3 x 5'6 (4.04m x 1.68m)



Luxurious and spacious en-suite shower room comprising double walk in shower with dual head mains shower and glazed screen, low flush wc and vanity hand wash basin. Contrasting storage cupboard, fully tiled walls and floor, chrome heated towel rail and uPVC window to rear aspect.

Outside



The front garden is majority laid to aggregate with mature trees and shrubs with wrought iron gate and fencing. The low maintenance rear garden features artificial lawn with paved patio and fencing to perimeters. Rear gate access leads to the TWO allocated parking spaces.

Tenure

The property is Freehold

Council Tax

Council Tax band C

EPC

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 - Very Low

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

Broadband - Basic 4 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

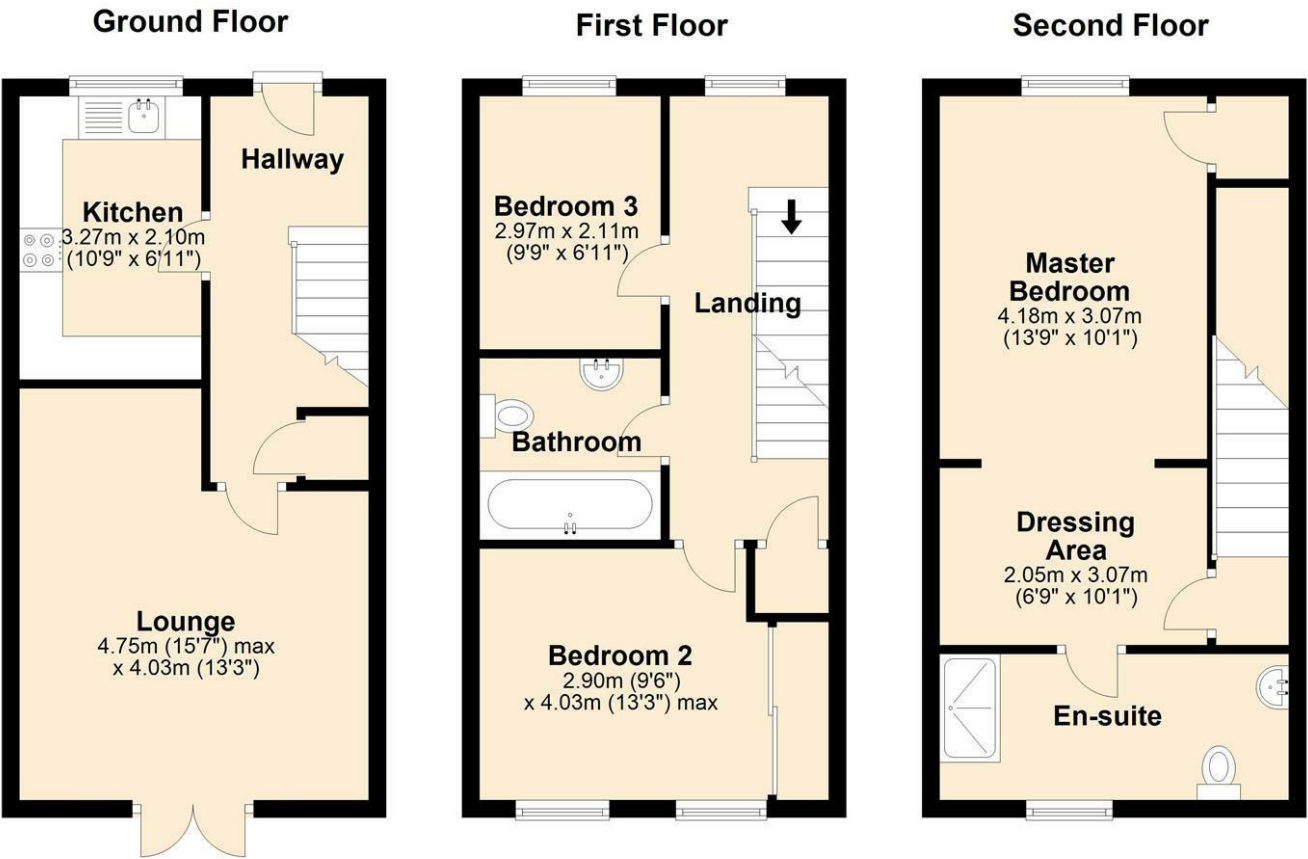
Planning - No

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.

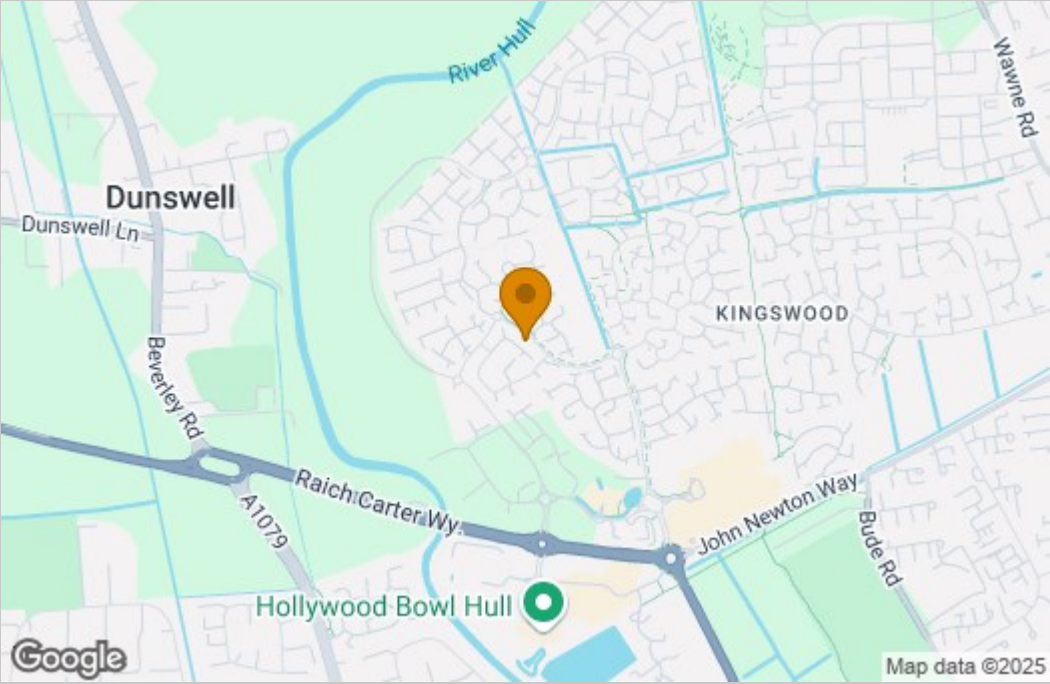


Floor Plan

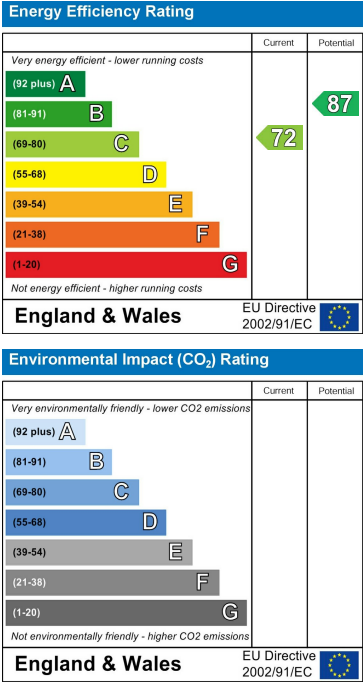


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

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.