

# Whitakers

Estate Agents



**60 Belvedere Drive, Hull, HU11 4AY**

**Asking Price £229,995**

A PERFECT OPPORTUNITY FOR THE PURCHASER LOOKING TO DOWN SIZE, THIS SEMI DETACHED TRADITIONAL STYLE BUNGALOW HAS BEEN RE- CONFIGURED BY THE CURRENT OWNER AND IS WILLING TO RETURN THE GROUND FLOOR LAYOUT TO ITS ORIGINAL FORM UPON EXCHANGE OF CONTRACTS IF DESIRED.

REPRESENTING CONTEMPORARY ACCOMMODATION READY TO MOVE STRAIGHT INTO AND ENJOYING A QUIET POSITION ON THE PERIPHERY OF THE AMENITIES THAT THE VILLAGE OF BILTON HAS TO OFFER, THE BUNGALOW BOASTS A POSITION ON A GOOD SIZED PLOT WITH PLENTY OF OFF STREET PARKING FACILITIES AND A BRICK BUILT GARAGE. BRIEFLY COMPRISING ENTRANCE HALL, LOUNGE THROUGH TO A DINING AREA, MODERN FITTED KITCHEN WITH APPLIANCES, BATHROOM AND BEDROOM OF EXCELLENT PROPORTION, THERE IS A FIXED STAIRCASE TO THE ROOF AREA WHICH HAS BEEN DESIGNED FOR LIVING ACCOMMODATION. A VERY INTERESTING AND VERSATILE PROPERTY WHICH WILL PIQUE THE CURIOSITY OF THE DISCERNING PURCHASER, INTERNAL INSPECTIONS ARE WELCOME.



Entrance Hall 13'9" x 4'9" (4.20 x 1.45)



Attractive laminate flooring and a tall contemporary style radiator

Lounge 12'3" x 11'11" (3.75 x 3.65)



Window to the front aspect, a radiator and opens to:

Dining Area 12'5" x 11'11" (3.80 x 3.65)



French Doors giving access to the rear gardens and a tall contemporary style radiator.

Fitted Kitchen 14 x 10'9" (4.27m x 3.28m)



A lovely range of fitted floor and wall units with white gloss fronts and contrasting preparation surfaces with matching breakfast bar by Magnet. There are pull out larder units and an Insink-erator boil tap in the kitchen. There is an inset

stainless steel sink unit with mixer tap, a tall contemporary style radiator, plumbing for an automatic washing machine, laminate flooring, French Doors giving access to the rear garden and integrated appliances include an electric induction hob, electric oven, a contemporary style over head extractor canopy and a dishwasher.

Bedroom One 13'1" x 10'7" (4.00 x 3.25)



Nice and spacious with a bay window to the front aspect and there is a tall contemporary style radiator.

Bathroom



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

Fixed staircase to loft space



Gives access to rooms in the roof space which have been divided into a lounge area, sleeping area and bathroom facilities. There are no

building consents for these amenities and potential purchasers are advised that appropriate enquiries and surveys are carried out before proceeding.

#### Gardens



The property enjoys a corner plot of good proportion, laid mainly to lawn with rear being well screened and is south westerly facing

#### Garage



The Garage is detached, brick built with an up and over vehicular door and has electricity supplied

#### Council Tax

Hull City Council - band C

#### 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 -

Conservation Area -

Flood Risk -

Mobile Coverage/Signal -

Broadband -

Coastal Erosion -

Coalfield or Mining Area -

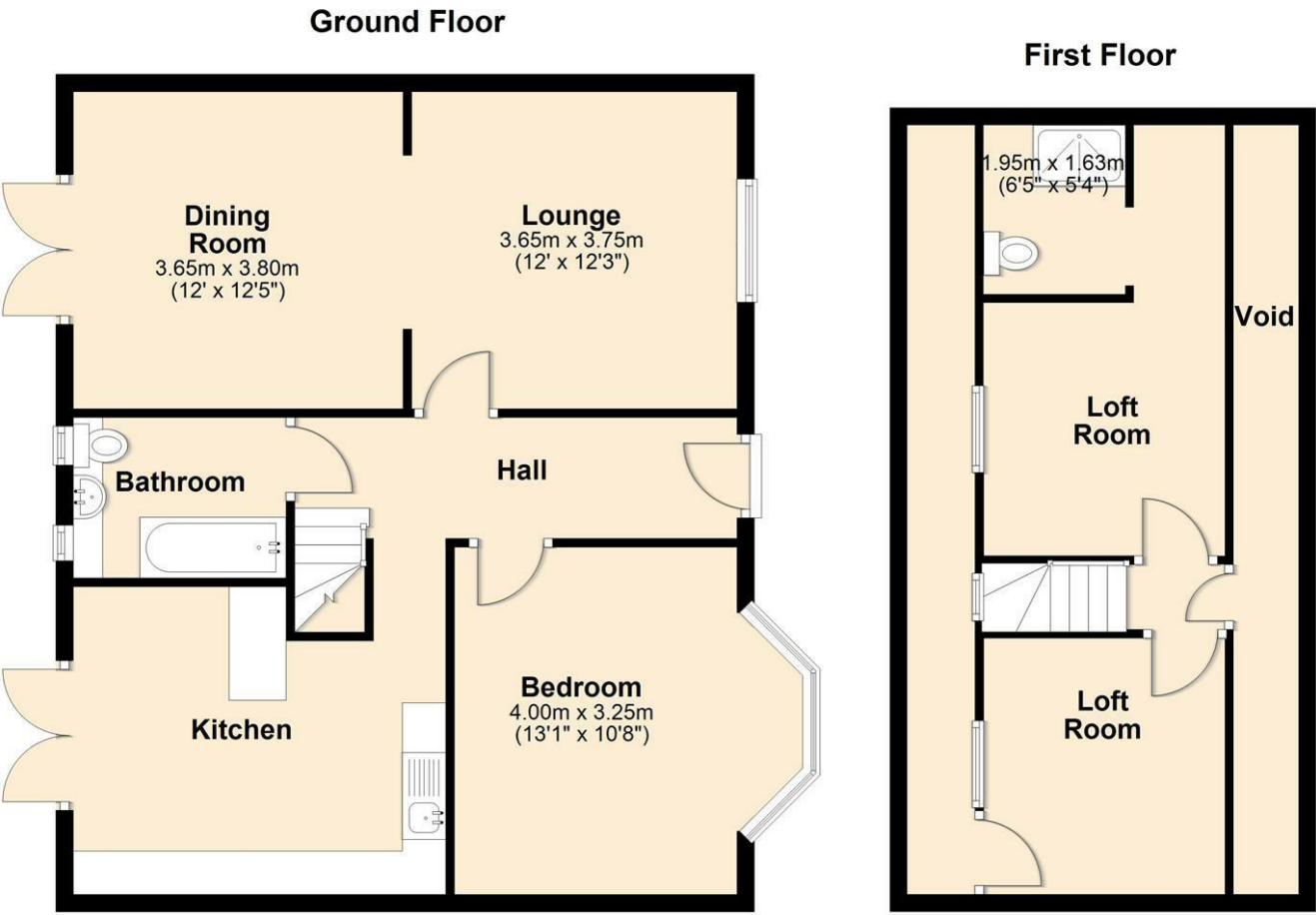
Planning -

#### Whitakers Estate Agent Declaration:

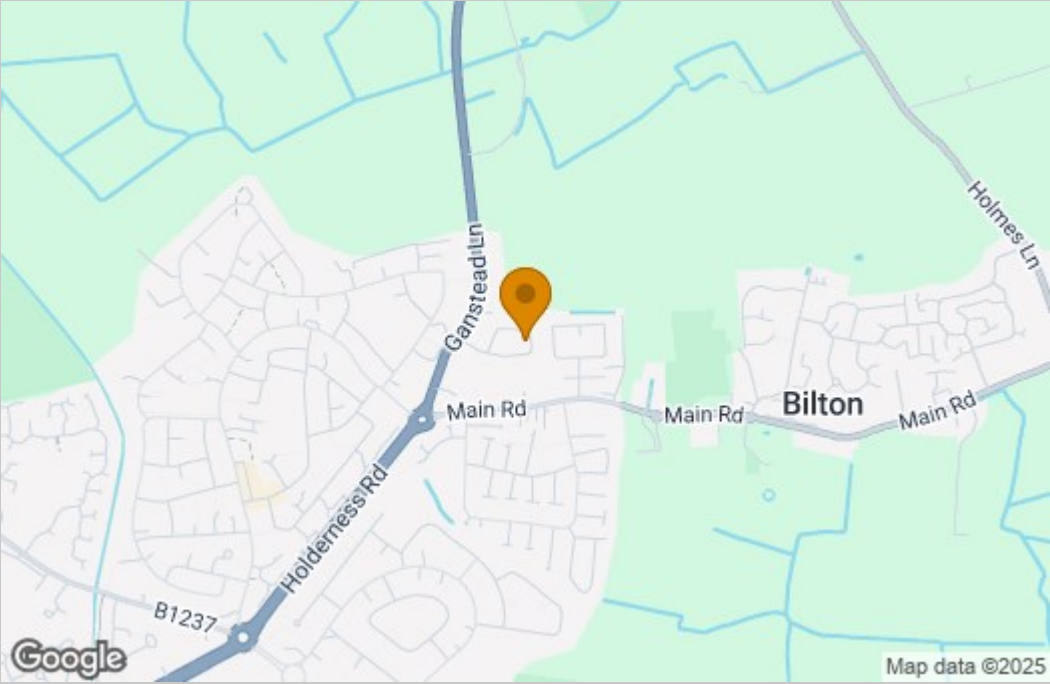
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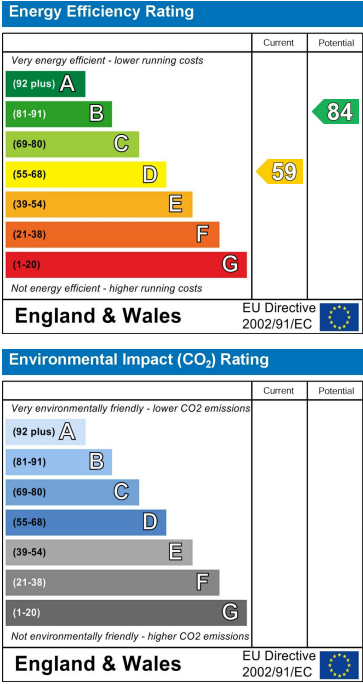
Floor Plan



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.