

Whitakers

Estate Agents



3 Sittingbourne Close, Hull, HU8 9XQ

Price Guide £180,000

GUIDE PRICE £180,000 TO £190,000

Enjoying a quiet cul de sac position on the ever popular Howdale Road development to the East of the City, this modern style semi detached house is a must view for the growing family looking for that little bit of extra room.

Originally built as a three bedroom property, the accommodation now comprises lounge, fitted dining kitchen with appliances, two first floor bedrooms and a bathroom and a fixed staircase to a loft area of good proportion. Easily restored back to the original three bedrooms, with gas central heating to radiators and double glazing, the property enjoys gardens to three sides and a driveway to a brick built garage and there is a further car parking facility .

Well presented throughout, internal inspection is encouraged.

Lounge



Plus a deep angled bay window to the front aspect and including an open plan staircase. Attractive laminate flooring and two radiators.

Fitted Dining Kitchen 13'7" x 10'5" (4.15 x 3.20)

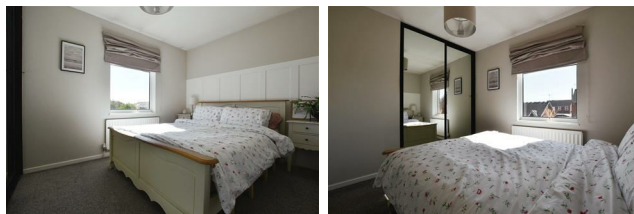


A range of fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with mixer tap. Laminate flooring, useful under stairs storage cupboard, partially tiled walls, plumbing for an automatic washing machine and a dishwasher, window to the rear aspect and French doors giving access to the rear garden,. Integrated appliances include an electric oven and grill, a four ring gas hob and a stainless steel over head extractor canopy.

Landing



Bedroom One 10'4" x (3.15 x)



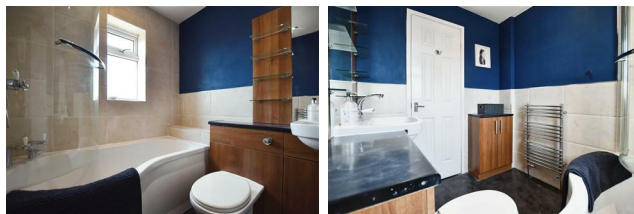
Window to the front aspect, fitted wardrobes with mirror fronted sliding doors and a radiator.

Bedroom Two 9'8" x 7'6" and 6'8" x 6'6" (2.95 x 2.30 and 2.05 x 2.00)



Originally bedrooms two and three and easily re converted, there are two windows to the rear aspect and two radiators.

Bathroom



A white suite to comprise a panelled shower bath, wash hand basin and a low level wc within a vanity unit. A chrome heated towel rail and here is a plumbed shower unit over the bath with a shaped shower screen to the bath side.

Loft Area 11'9" x 11'9" (3.60 x 3.60)



Two " Velux" style windows, spotlights to the ceiling, built in storage cupboards and loft voids

Gardens



To the front of the property is an open plan garden laid to lawn. To the rear and continuing to the side is an enclosed garden laid to artificial lawn and a paved patio area

Brick Built Garage /Entertainment Area

Located at the rear of the property with a private drive and currently being divided to provide storage to the front and a bar/ entertainment area to the rear. There is also an extra parking space to the side of the property laid to aggregates.

Council Tax

Hull City Council - band B

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.

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.

Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk -Low

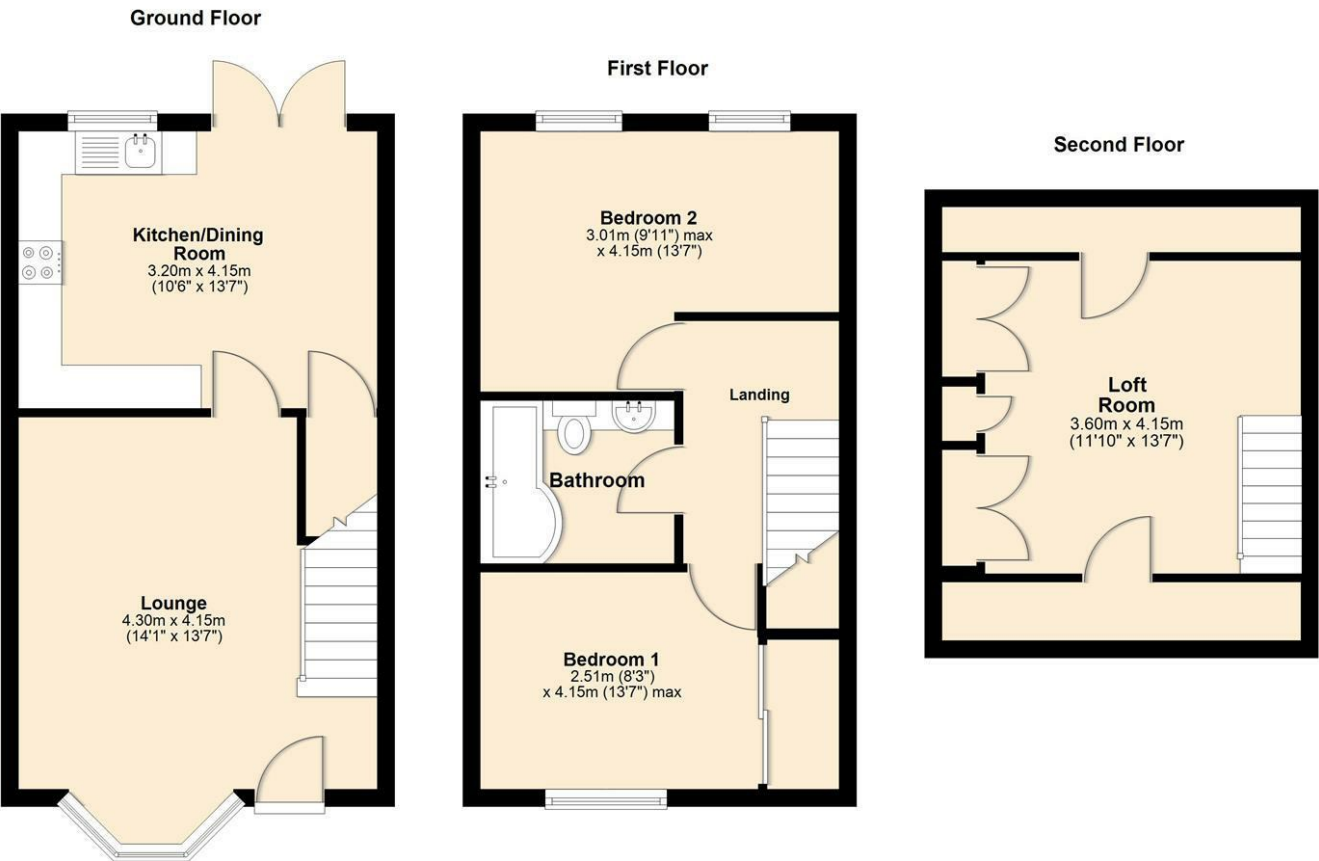
Mobile Coverage/Signal - EE, Vodafone, Three and O2

Broadband - 1500 Mbps

Coalfield or Mining Area -No

Planning -No

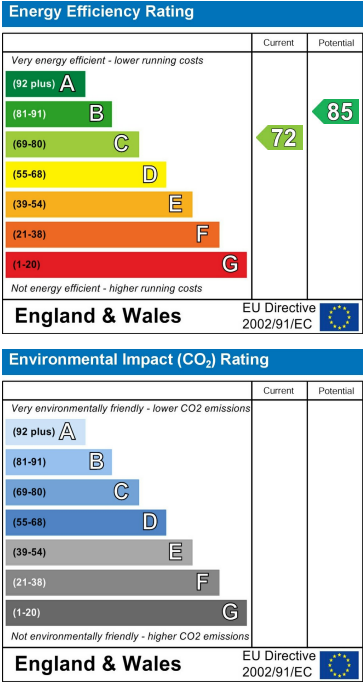
Floor Plan



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.