

# Whitakers

Estate Agents



## 3 Sittingbourne Close, Hull, HU8 9XQ

**Price Guide £170,000**

\*\*\* GUIDE PRICE £170,000 - £ 180,000 \*\*\*

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)

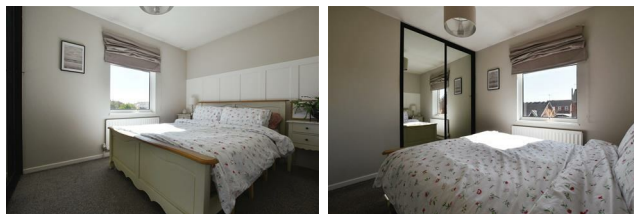


A range of fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with mixer tap. Laminate flooring, useful under stairs storage cupboard, partially tiled walls, plumbing for an automatic washing machine and a dishwasher, window to the rear aspect and French doors 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 )



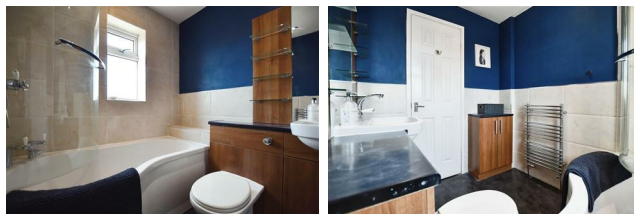
Window to the front aspect, fitted wardrobes with mirror fronted sliding doors and a radiator.

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:

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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:

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### Whitakers Estate Agent Declaration:

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### Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk -Low

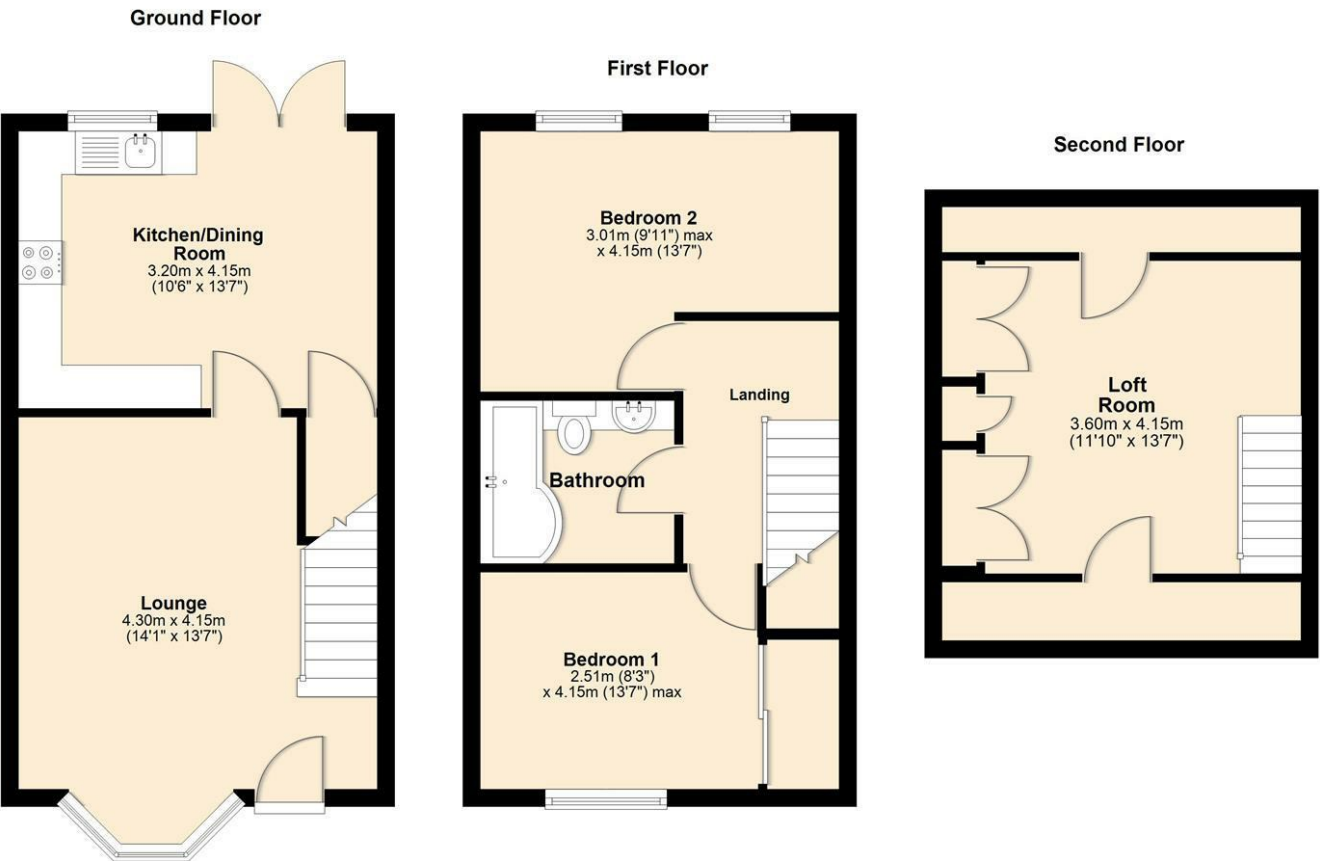
Mobile Coverage/Signal - EE, Vodafone, Three and O2

Broadband - 1500 Mbps

Coalfield or Mining Area -No

Planning -No

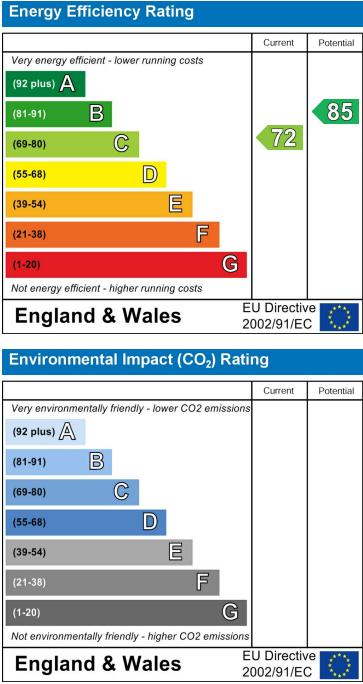
Floor Plan



Area Map



Energy Efficiency Graph



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