

Whitakers

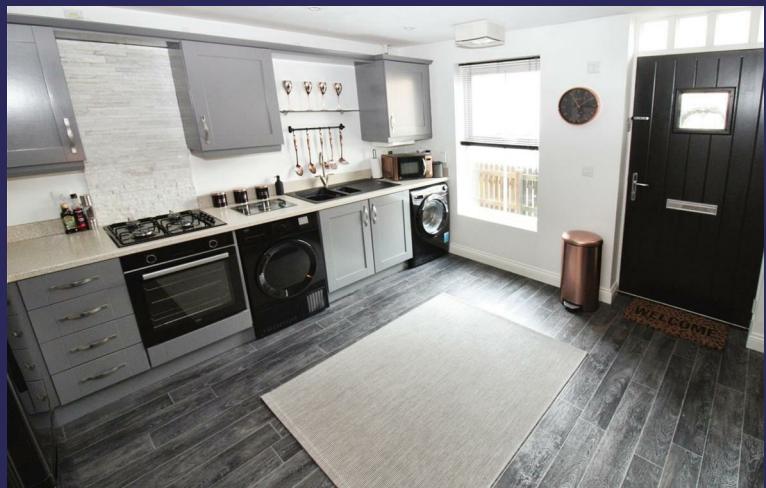
Estate Agents



87 Woodheys Park

Kingswood, Hull, HU7 3AN

Asking Price £185,000



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Ground Floor

Lounge

16'4" x 13'5" max (5.00 x 4.10 max)

With French Doors and side windows giving access and views to the rear garden, useful built in storage cupboard, two radiators and attractive laminate flooring.

Fitted Dining Kitchen

13'5" x 12'9" max (4.10 x 3.90 max)

A lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset one and a half bowl sink unit with mixer tap. Windows to the front aspect, spotlights to the ceiling, radiator, plumbing for an automatic washing machine, staircase off and integrated appliances include an electric oven and four ring gas hob.

Frist Floor

Bedroom One

13'5" x 11'8" max (4.10 x 3.56 max)

Window to the rear aspect and a radiator.

Bedroom Two

13'5" x 11'4" max (4.10 x 3.46 max)

Windows to the front aspect and a radiator.

Bathroom

A white suite to comprise panelled bath, wash hand basin within a vanity unit and a low level wc. Splash back tiling, shower attachment, shaver socket and a radiator.

Top Floor

Master Bedroom

13'5" x 11'1" max (4.10 x 3.40 max)

Window to the front aspect, built in cupboard, two radiators and opens to;

Desssing Room

10'4" x 6'6" (3.15 x 2.00)

With laminate flooring and a "Velux" style window. Opens to:

En Suite

A plumbed shower unit within a double enclosure, wash hand basin within a vanity unit and a low level wc. A radiator and a Velux style window

Gardens

To the front of the property is a small garden laid to decorative aggregates and to the rear is an enclosed garden laid to artificial lawn and a paved patio area with a timber pergola covering.

Garage and Parking

Situated at the rear of the property, being the centre of a block of three and brick built. there are also extra parking amenities available.

Tenure

This property is Freehold

Council Tax

Hull City Council - band C

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

Tel: 01482 877177

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 tiled roof

Conservation Area -No

Flood Risk -Low

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

Broadband - Basic 2Mbps and Ultrafast 1000 Mbps

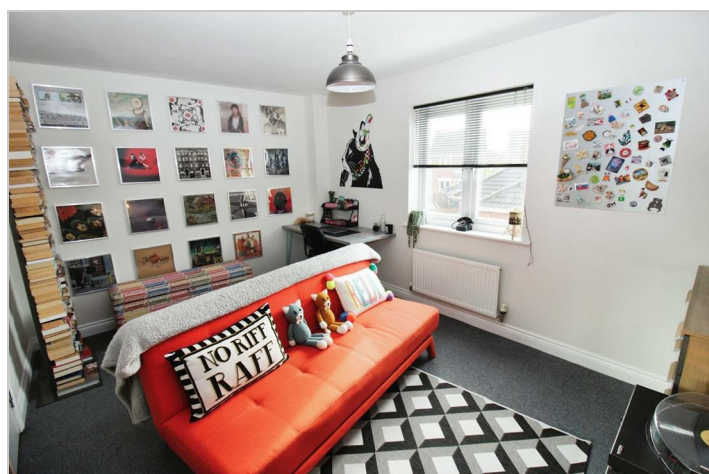
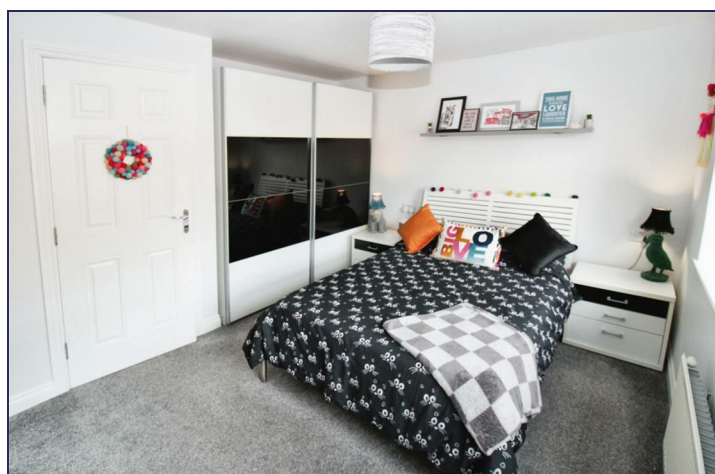
Coastal Erosion - No

Coalfield or Mining Area -No

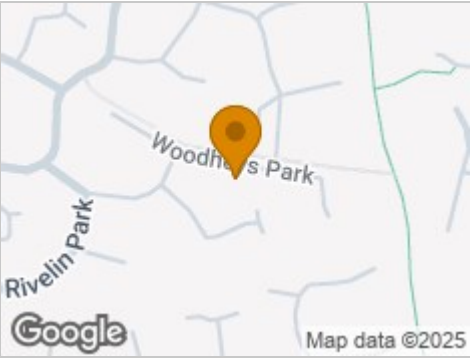
Planning -No

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.



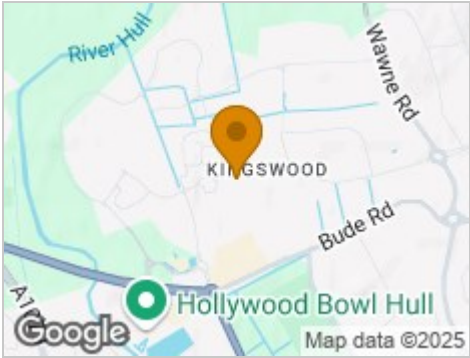
Road Map



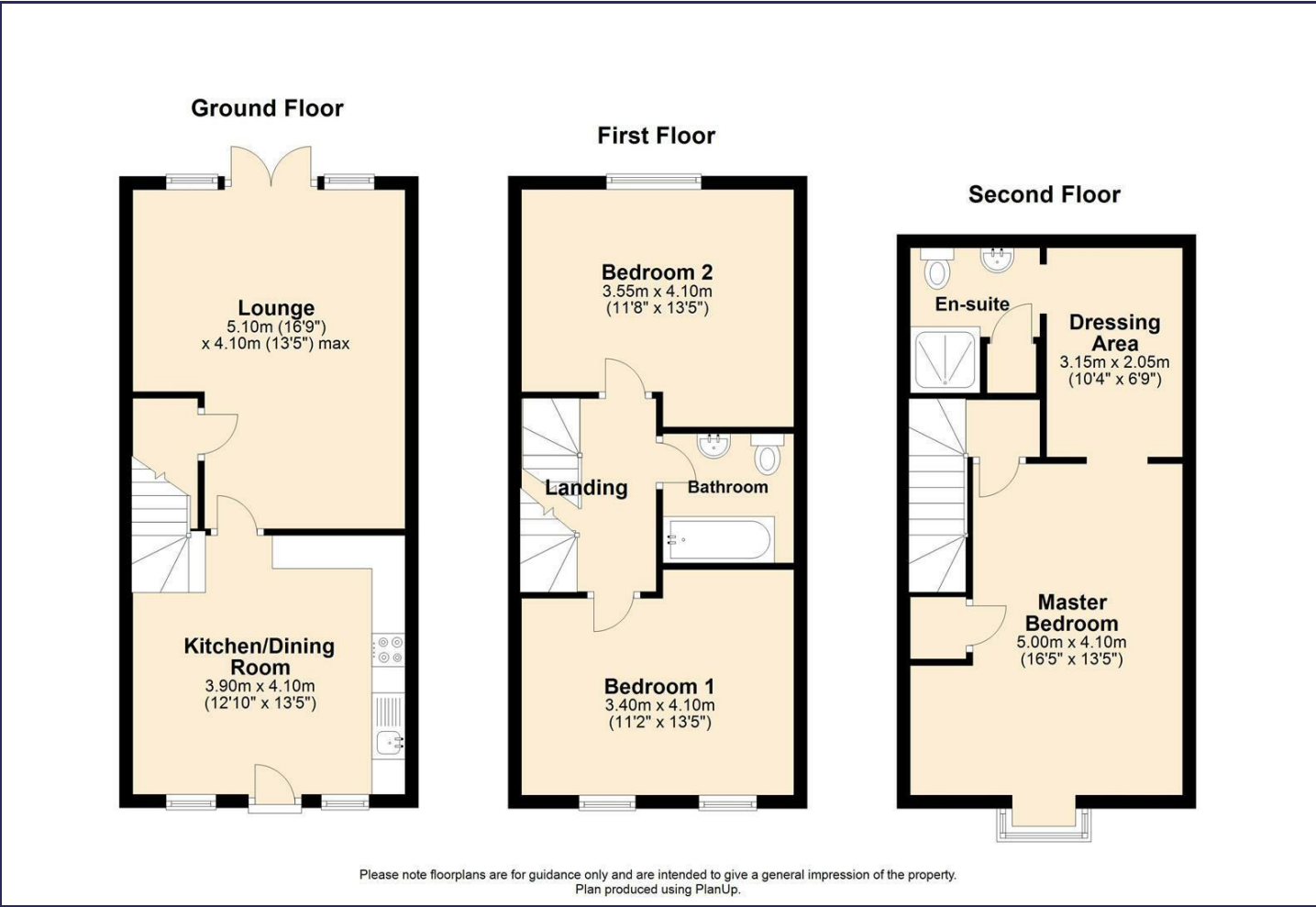
Hybrid Map



Terrain Map



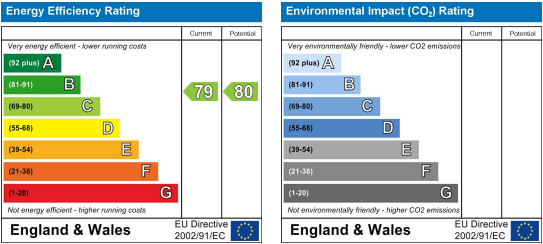
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

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.