

Whitakers

Estate Agents



21 Scampton Garth, Hull, HU7 4RD

Guide price £120,000

*** GUIDE PRICE £120,000 - £130,000 ***

SIMPLY REQUIRES INTERNAL INSPECTION TO APPRECIATE .

This end terrace property is presented in stunning style and is ready to move straight into for the growing family unit. The accommodation briefly comprises entrance hall, cloak room, lounge , dining room, contemporary fitted kitchen, three first floor double bedrooms of good proportion and a contemporary shower room. Having gas central heating to radiators and double glazing, the property enjoys the benefit of a driveway to double gates giving access for off street parking for two vehicles. Situated handily for all local amenities and a stroll away from all of fabulous facilities that Sutton village has to offer, invitations in order to view are encouraged to avoid disappointment.

Entrance Hall

With attractive laminate flooring and a radiator.

Cloak Room



A low level wc and wash hand basin within a vanity unit

Lounge



Window to the rear aspect and oak floor flooring
Gives access to :

Dining Room



With attractive staircase off, oak floor covering, a radiator and spotlights to the ceiling and French Doors giving access to the rear garden.

Fitted Kitchen



A lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset ceramic sink unit with mixer tap and there is a matching breakfast bar. Window to the front aspect, laminate flooring, spotlights to the ceiling, larder unit plumbing for an automatic washing machine and a contemporary over head extractor canopy

Landing

A built in storage cupboard and a radiator.

Bedroom One



Window to the rear aspect and a radiator.

Bedroom Two



Window to the front aspect and a radiator

Bedroom Three



Window to the rear aspect and a radiator.

Shower Room



A lovely contemporary theme with a plumbed shower unit within a wall to wall enclosure, a wash hand basin within a vanity unit and a low level wc. Spotlights to the ceiling and a chrome heated towel rail

Gardens



An enclosed front garden and to the rear is garden which has a raised decking area with balustrade, outside security lights and a garden shed.

Car Parking



A dropped kerb allows access to a driveway and there are double gates allowing vehicular access to the paved rear of the property.

Council Tax
Hull City Council - band

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 - Non standard construction

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 13 Mbps and Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

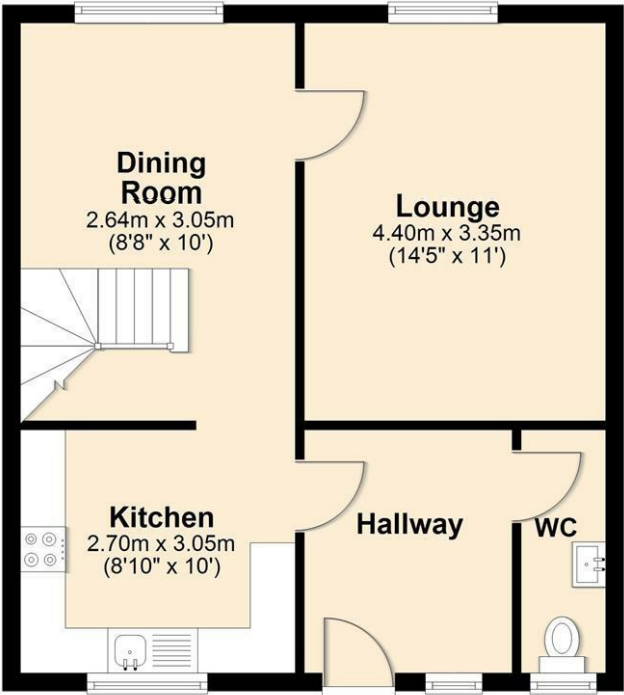
Planning -No

Whitakers Estate Agent Declaration:

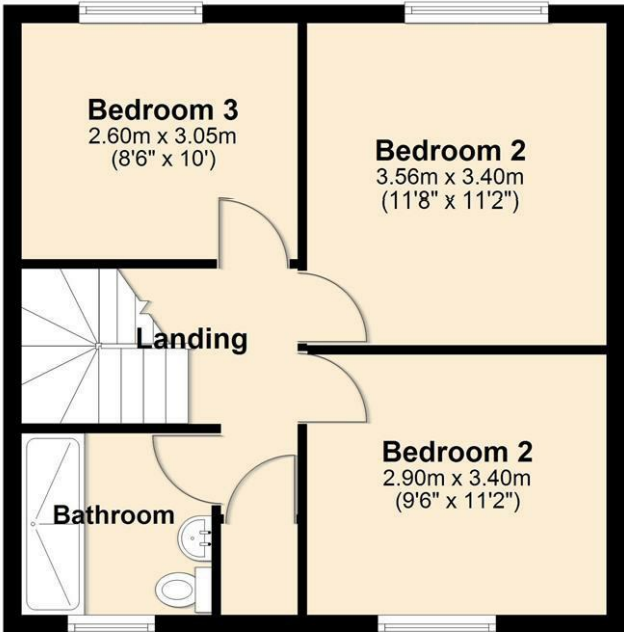
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Floor Plan

Ground Floor



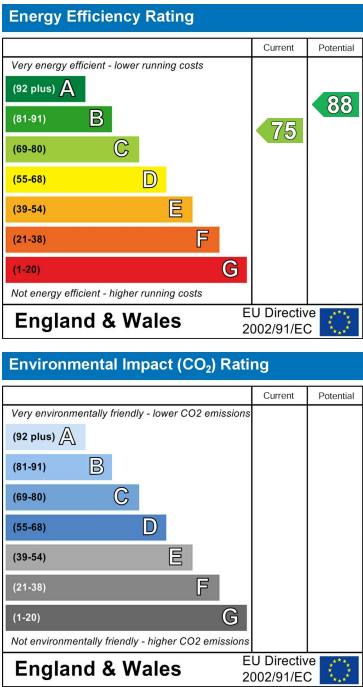
First Floor



Area Map



Energy Efficiency Graph



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