

# Whitakers

Estate Agents



## 22 Elvaston Park, Hull, HU7 3JX

**Offers In The Region Of £170,000**

Whitakers are delighted to bring this lovely 3 bedroom terraced property to the market!

Situated on a peaceful cul-de-sac in a sought after part of the ever popular Kingswood development, well positioned for the wide range of retail and leisure facilities available at Kingswood Retail Park, the property is also well positioned for highly regarded local primary and secondary schools and benefits from outstanding transport links around the City.

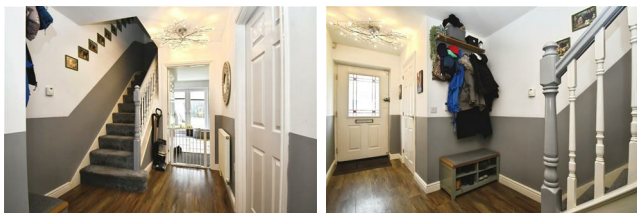
Having been immaculately maintained by the current owners, the property briefly comprises; entrance hallway, downstairs cloakroom, kitchen and lounge to the ground floor whilst to the first floor there are 3 generously sized bedrooms and a family bathroom.

Having the additional benefit of a private rear garden and off road parking to the front together with a garage and driveway parking, the property also has gas central heating and uPVC glazing throughout hence, early inspection is recommended!



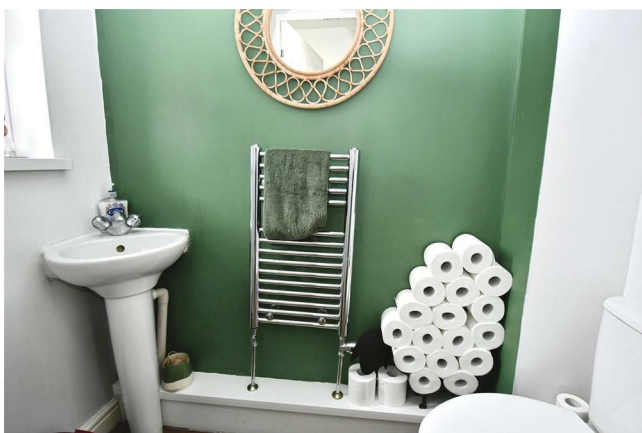
## The Accommodation Comprises

### Entrance Hallway



Composite door into entrance hallway with laminate flooring, central heating radiator, stairs to first floor and door into.....

### Downstairs Cloakroom



Low flush wc, hand wash basin, heated towel rail and uPVC window to front aspect.

### Kitchen 12' x 8'8 (3.66m x 2.64m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. 4 ring halogen hob with fan oven below, stainless steel sink/drainer and plumbing for under counter dish washer and automatic washing machine. Space for free standing fridge/freezer, laminate flooring, central heating radiator and uPVC window to front aspect.

### Lounge 12'6 x 16' (3.81m x 4.88m)



With carpeted flooring, central heating radiator

and uPVC window and French doors to rear garden.

### First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring, two storage cupboards and loft access hatch.

### Bedroom One 10'6 x 9' (3.20m x 2.74m)



Built in wardrobe, carpeted flooring, central heating radiator and uPVC window to rear aspect

### Bedroom Two 10'5 x 6'8 (3.18m x 2.03m)



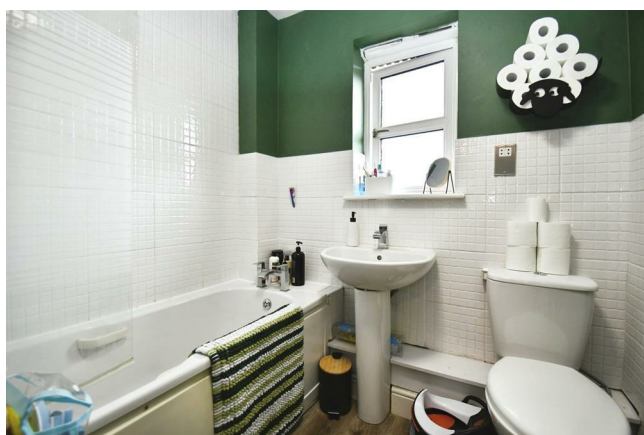
Built in cupboard, carpeted flooring, central heating radiator and uPVC window to front aspect

### Bedroom Three 7' x 9' (2.13m x 2.74m)



Built in cupboard, carpeted flooring, central heating radiator and uPVC window to front aspect

### Bathroom



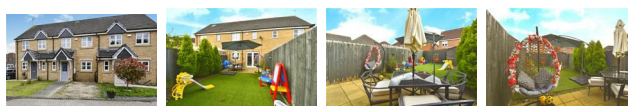
Bath with mains shower over and fitted glazed screen, low flush wc and hand wash basin. Heated towel rail, laminate flooring, part tiled walls, extractor fan and uPVC window to rear aspect.

### Garage



With remote roller door, electric supply and driveway parking to the front.

### Outside



The front of the property is laid to aggregate providing further off road parking whilst the lovely rear garden features artificial lawn, patio seating area, handy storage shed and fencing to perimeters..

### Tenure

The property is Freehold

### Council Tax

Council Tax band C

Kingston upon Hull City Council

### EPC

Awaited

### 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 - Brick/Tile

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 5 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

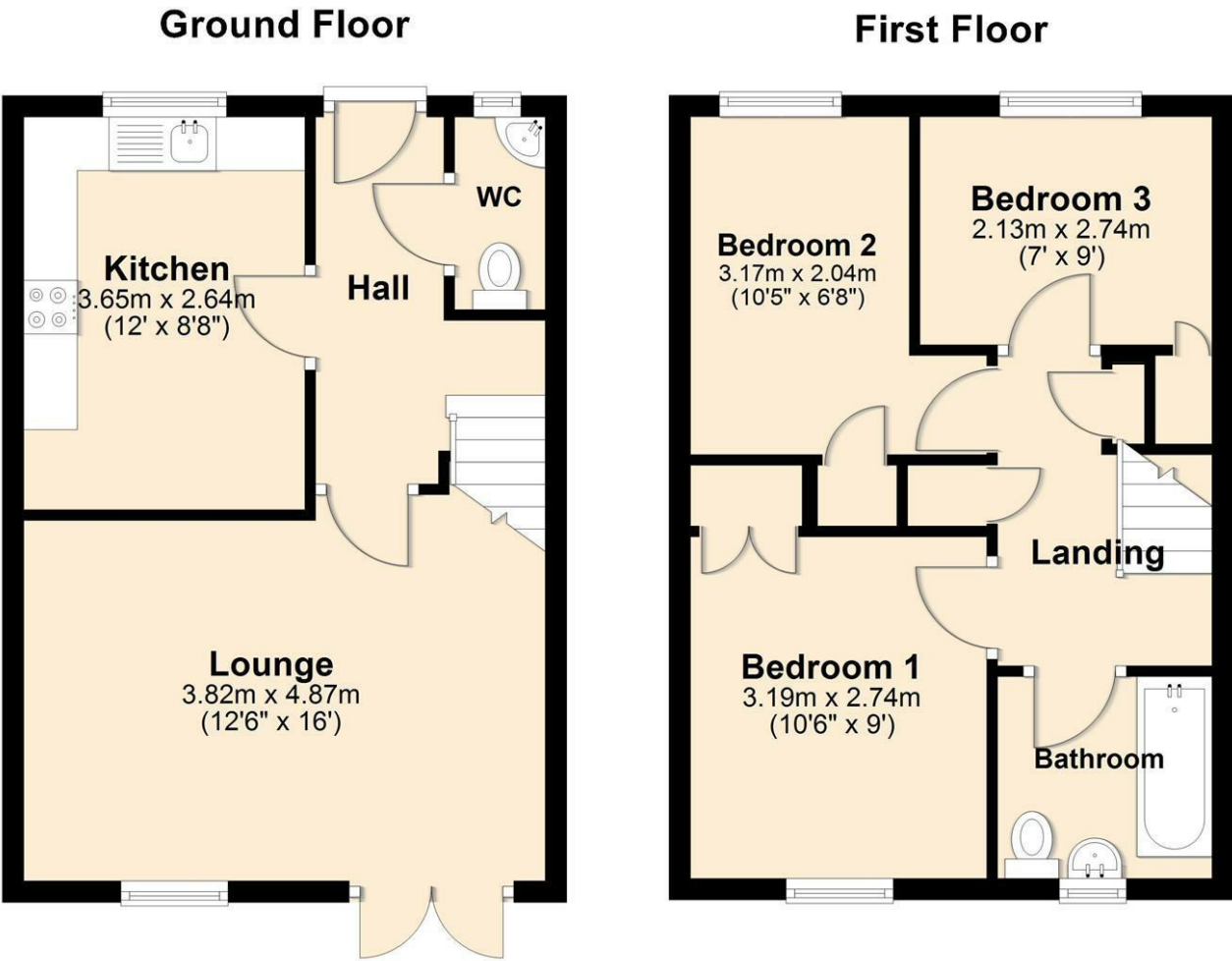
Planning - No

Whitakers Estate Agent Declaration:

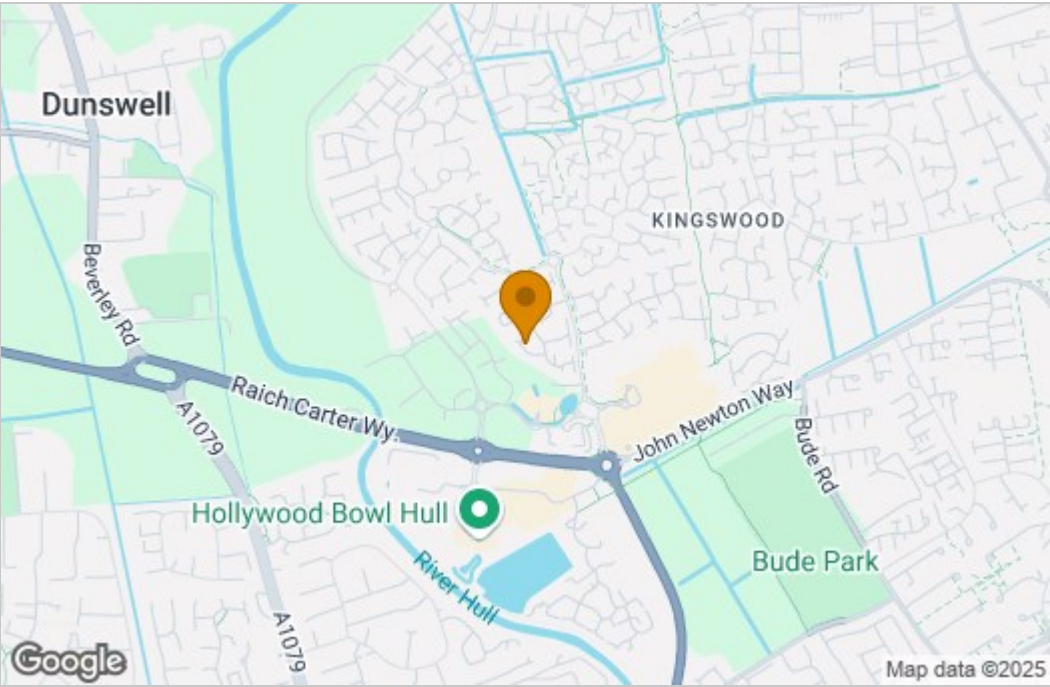
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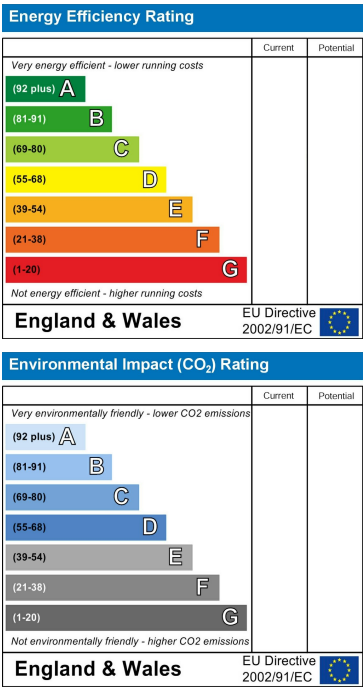
Floor Plan



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.