

Whitakers

Estate Agents



7 Sutton Court, Hull, HU8 9PW

Asking Price £130,000

SITUATED OFF HOWDALE ROAD, ON THE CUSP OF SUTTON VILLAGE AND ITS ARRAY OF AMENITIES, THIS MODERN STYLE SEMI DETACHED BUNGALOW IS ON OFFER EXCLUSIVELY FOR THE OVER 55 s.

COMPRISING ENTRANCE HALL, LOUNGE, FITTED KITCHEN, TWO BEDROOMS OF GOOD PROPORTION AND A CONTEMPORARY SHOWER ROOM, THE PROPERTY HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING AND IS SET WITHIN PLEASANT GARDENS OF GOOD PROPORTION WITH AMPLE OFF STREET PARKING AMENITIES.

A WONDERFUL OPPORTUNITY FOR THE PURCHASER LOOKING TO DOWN SIZE, FURTHER ENQUIRIES IN ORDER TO VIEW ARE ENCOURAGED.

Entrance Hall

Attractive laminate flooring and a built in storage cupboard.

Lounge 16'2" x 10'5" (4.95 x 3.20)



Bow window to the front aspect, laminate flooring, Adam style fire surround and a radiator.

Kitchen 9'2" x 5'10" (2.80 x 1.80)



A lovely range of fitted floor and wall units with contrasting preparation surfaces and matching splash backs having an inset sink unit and mixer tap. Window to the side aspect, plumbing for an automatic washing machine and built-in appliances include an electric oven and a four-ring electric hob.

Bedroom One 9'0" x 9'10" (2.75 x 3.00)



Window to the rear aspect, laminate flooring, a radiator, fitted wardrobes, dressing table unit and drawers.

Bedroom Two 13'0" x 6'6" (3.98 x 2.00)



French Doors giving access to the rear garden, laminate flooring and a radiator

Contemporary Shower Room



An electric shower unit within an independent enclosure, wash hand basin and a low-level WC within a vanity unit, tiled floor and walls and a chrome heated towel rail

Gardens



To the front of the property is a garden which is laid to decorative aggregates and to the rear a garden laid to lawn with a storage shed.

Off street car parking

There is a driveway to the front of the property giving off-street parking amenities

Council Tax

Hull City Council - band A

Leasehold

This property is leasehold
999 years from 1st January 1980
lease start date 18th March 1984
lease end date 1st January 2979
954 years

A SERVICE CHARGE TO LEASE HOLDERS IS PAYABLE ON A MONTHLY BASIS AND FURTHER INFORMATION REGARDING THESE PAYMENTS IS AVAILABLE THROUGH THE AGENT.

Material Information:

Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Low
Mobile Coverage/Signal - Basic 4 Mbps, Superfast 58 Mbps, Ultrafast 1500 Mbps
Broadband - EE, Vodafone, Three and O2
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

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.

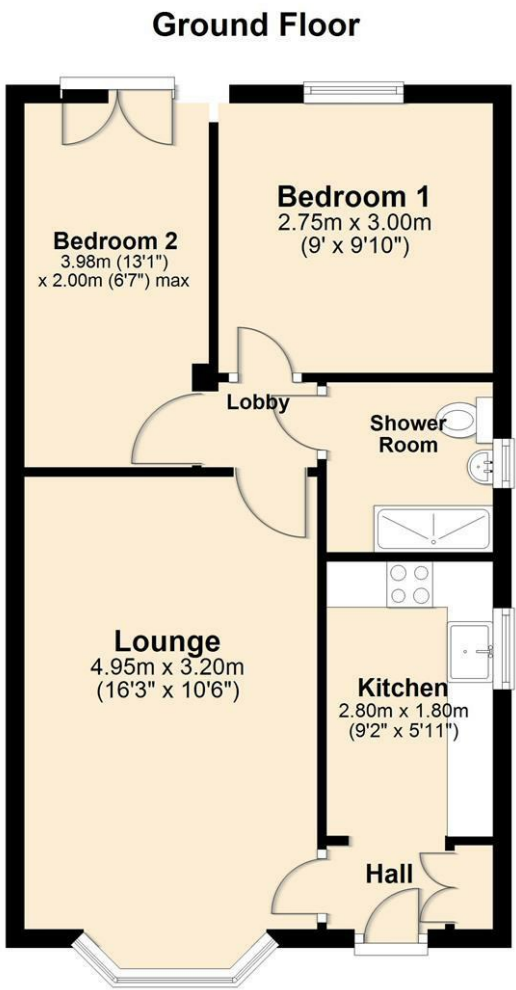
Free Market Appraisals/Valuations

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.

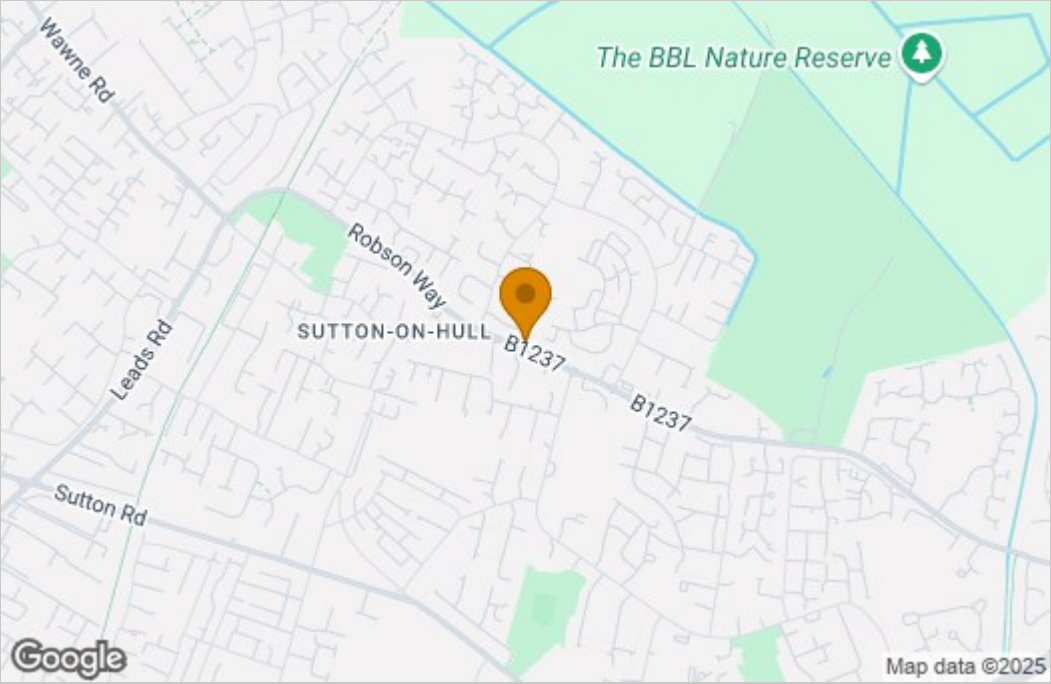
Whitakers Estate Agent Declaration:

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.

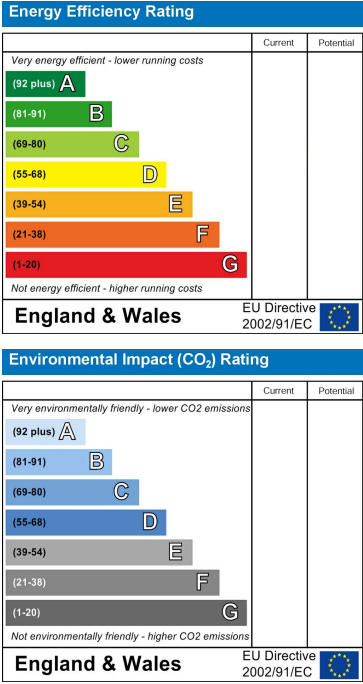
Floor Plan



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.