

Whitakers

Estate Agents



4 Navigation Way

, Hull, HU9 1SW

Guide price £270,000



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The accommodation comprises:

Entrance hall

Upvc double glazed entrance door, gas central heating radiator, laminate flooring and a coved ceiling.

Cloakroom

Upvc double glazed window, towel rail gas central heating radiator, fitted with a pedestal wash basin and a low flush WC, and an extractor fan.

Lounge

13'6" x 15'0" (4.13 x 4.58)

Upvc double glazed window, gas central heating radiator, coved ceiling, dado rail, feature fireplace with a marbled back and hearth and a living flame fire, under stairs storage cupboard and staircase to the landing off.

Sitting room

25'3" x 9'1" (7.72 x 2.78)

Upvc double glazed window to the front aspect and double doors leading to the rear gardens, gas central heating radiator and a coved ceiling.

Dining kitchen

9'0" x 14'11" (2.76 x 4.55)

Upvc double glazed window, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and tiled splash backs, one and a half bowled single drainer sink unit with a mixer tap, plumbing for an automatic washing machine, split level oven and hob and a gas central heating boiler. Leads to:

Conservatory

12'7" x 13'8" (3.86 x 4.18)

Upvc double glazed double doors and windows, gas central heating radiator, down lighters and a Velux window to the ceiling.

Landing

Coved ceiling, access to the loft space and an airing cupboard housing the hot water cylinder. Leads to:

Bedroom 1

14'0" x 9'1" (4.28 x 2.78)

Upvc double glazed window, gas central heating radiator, coved ceiling and access to the additional loft space.

En-suite

Upvc double glazed window, towel rail gas central heating radiator, fitted with a three piece suite comprising shower cubicle, pedestal wash basin and a low flush WC, coved ceiling, down lighters and an extractor fan.

Bedroom 2

10'7" x 8'5" (3.23 x 2.58)

Upvc double glazed window, gas central heating radiator, fitted wardrobes and a coved ceiling.

Bedroom 3

10'7" x 8'5" (3.23 x 2.58)

Upvc double glazed window and a gas central heating radiator.

Bedroom 4

6'3" x 6'10" (1.93 x 2.10)

Upvc double glazed window, gas central heating radiator and a coved ceiling.

Bathroom

Upvc double glazed window, towel rail gas central heating radiator, fully tiled and fitted with a three piece suite comprising panelled bath with a mixer shower over, pedestal wash basin and a low flush WC, extractor fan and tiled flooring

Gardens

To the front of the property there is a lawned garden with off street parking to the side. Double gates lead to further off street parking. At the rear of the property there is a stunning, south facing garden which is mainly lawned with a very large patio area and fencing to the perimeter.

Council Tax

Hull city council - band B

Tel: 01482 877177

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 - brick and tile

Conservation Area - No

Flood Risk - Medium

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

Broadband - Basic 6 Mbps Ultrafast 10000 Mbps

Coastal Erosion - not applicable

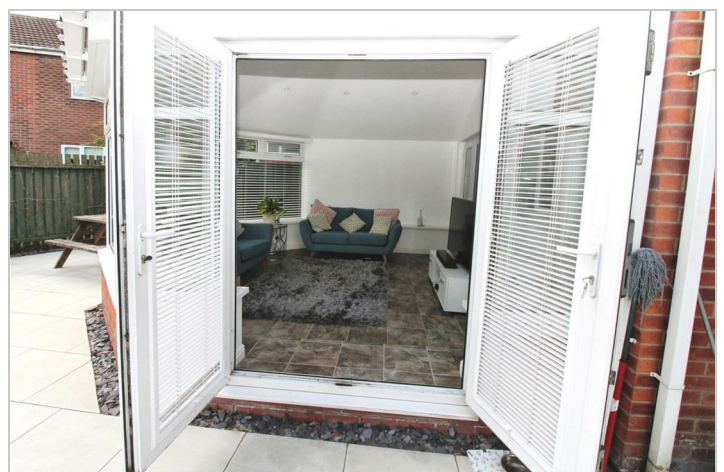
Coalfield or Mining Area - not applicable

Planning - [https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?](https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?keyVal=HGD34VBU91000&activeTab=summary)

keyVal=HGD34VBU91000&activeTab=summary

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.



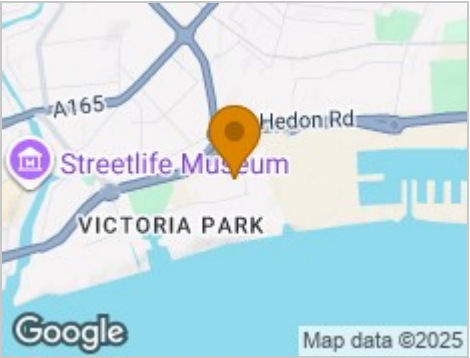
Road Map



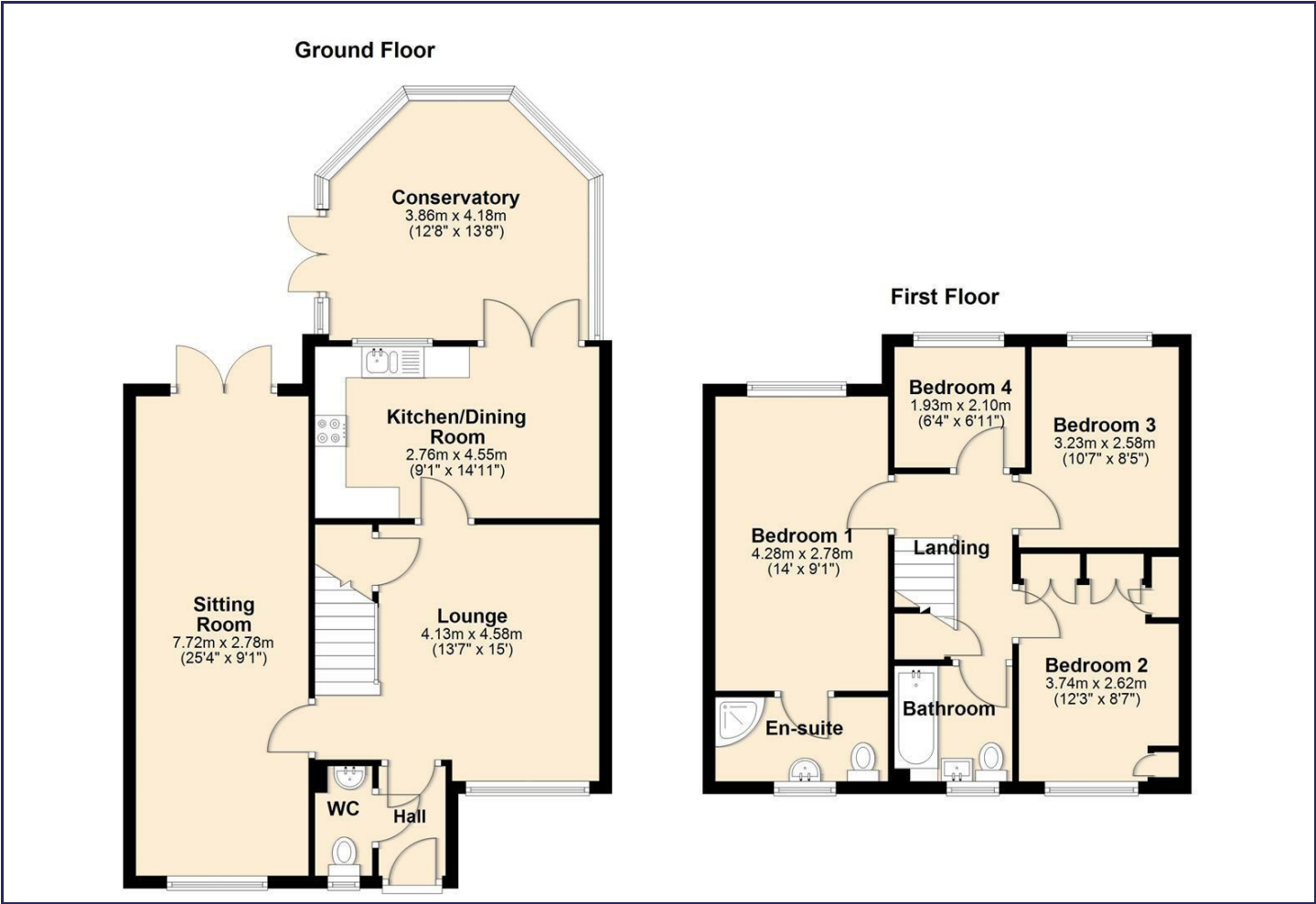
Hybrid Map



Terrain Map



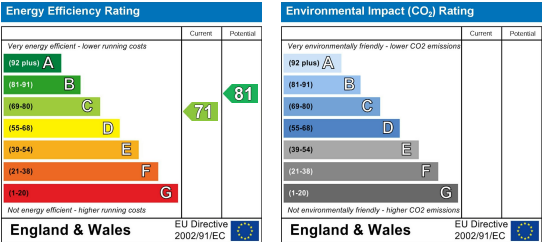
Floor Plan



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.