

Whitakers

Estate Agents



9 Merlin Close, Hull, HU8 9UY

Offers Over £200,000

*** GUIDE PRICE £210,000 - £220,000 ***

SITUATED TO THE EAST OF THE CITY WITHIN EASY REACH OF ALL OF THE FABULOUS AMENITIES THAT THE VILLAGE OF SUTTON- ON- HULL HAS TO OFFER, THIS DETACHED BUNGALOW IS A GEM THAT IS ALMOST HIDDEN AWAY AND EARLY VIEWINGS ARE ENCOURAGED IN ORDER TO AVOID DISAPPOINTMENT.

THE ACCOMMODATION BRIEFLY COMPRISES STORM PORCH, ENTRANCE HALL, LOUNGE, CONSERVATORY, FITTED KITCHEN, TWO BEDROOMS OF GOOD PROPORTION AND A LOVELY CONTEMPORARY SHOWER ROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

SET WITHIN GARDENS OF EXCELLENT SIZE AND PLENTY OF OFF STREET PARKING AMENITIES TO COMPLEMENT A BRICK BUILT GRAGE. A MUST VIEW FOR THE PURCHASER LOOKING TO DOWN SIZE !

NO CHAIN

Storm Porch
Giving access to:

Entrance Hall
"L" shaped with attractive laminate flooring and a radiator.

Lounge



Window to the side aspect, a radiator, feature fire surround incorporating an inset coal effect fire and French Doors giving access to the :

Conservatory



Having a radiator and French Doors giving access to the rear gardens

Fitted Kitchen



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset ceramic one and a half bowl sink unit with mixer tap. Windows to two aspects, partially tiled walls and plumbing for an automatic washing machine.

Shower Room



An electric shower unit within a double size

independent enclosure and a wash hand basin and low level dual flush wc within a vanity unit. Tiled walls and a chrome heated towel rail.

Bedroom One



An angled bay window to the front aspect, a radiator and an excellent range of fitted wardrobes.

Bedroom Two



Window to the front aspect, a radiator and fitted wardrobes.

Gardens



Garage



A brick built garage with up and over vehicular door accessible via a private driveway and there are further off street parking amenities.

Council Tax
Hull City Council - Band C

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.

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.

Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Medium

Mobile Coverage/Signal EE, Vodafone, Three and O2

Broadband - Basic 2 Mbps and Ultrafast 1000 Mbps

Coastal Erosion - No

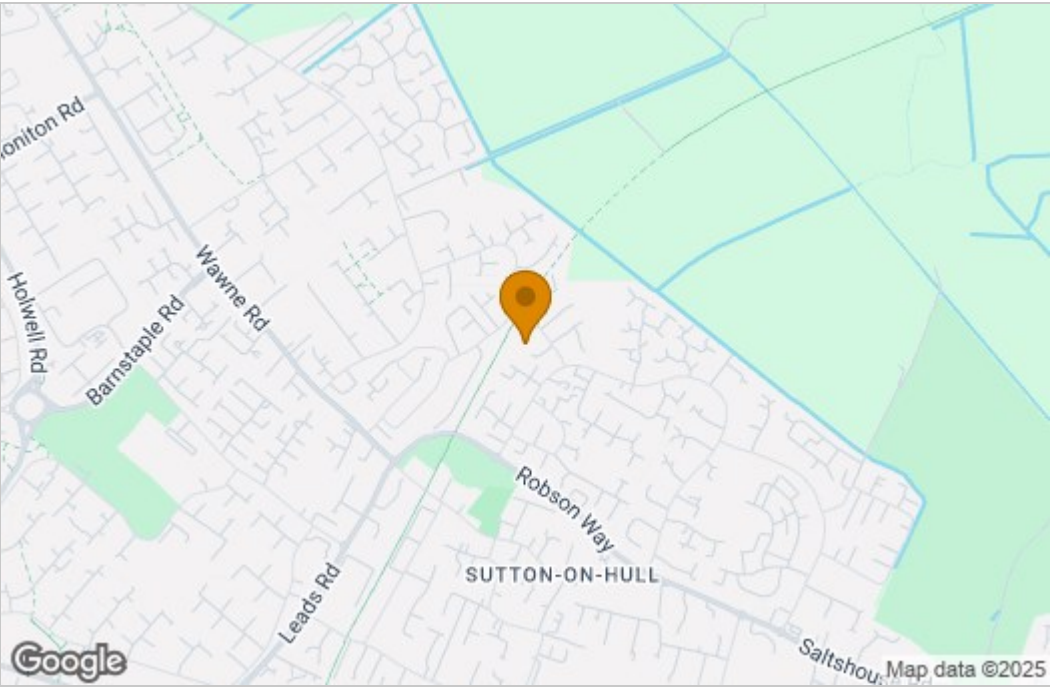
Coalfield or Mining Area -No

Planning -No

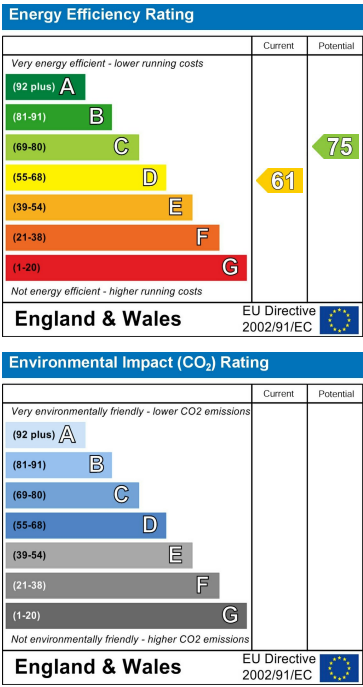
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.