

Whitakers

Estate Agents



92 Pools Brook Park, Hull, HU7 3GE

Guide Price £169,950

**** GUIDE PRICE £169,950 - £179,950 ***

LOCATED JUST A STROLL AWAY FROM ALL OF THE FABULOUS SHOPPING AND LEISURE AMENITIES THAT ARE ON OFFER AT KINGSWOOD, THIS MODERN READY TO MOVE INTO STYLE THREE BED MID TOWN HOUSE OFFERS VERSATILE ACCOMMODATION FOR THE GROWING FAMILY UNIT OR INDEED, THE FIRST TIME BUYER.

LAI D OUT OVER THREE FLOORS, THE PROPERTY BRIEFLY AFFORDS, ENTRANCE HALL, LOUNGE, CLOAK ROOM AND FITTED KITCHEN WITH APPLIANCES TO THE GROUND FLOOR, TWO BEDROOMS AND A FAMILY BATHROOM TO THE FIRST FLOOR AND PRIVATE MASTER BEDROOM WITH EN SUITE FACILITIES TO THE TOP FLOOR. THE PROPERTY HAS RECENTLY BEEN REFURBISHED WITH NEW FLOOR COVERING THROUGHOUT

A POPULAR CHOICE OF THE VARIED THREE STOREY PROPERTIES ON THIS DEVELOPMENT, THERE IS A PLEASANT GARDEN TO THE FRONT AND LOW MAINTENANCE REAR GARDEN, CAR PARKING AMENITIES TO THE REAR AND OF COURSE THE EXPECTED GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

BUILT BY RENOWNED BEAL HOMES. WITH NO FORWARD CHAIN APPOINTMENTS TO VIEW ARE ENCOURAGED.

The Property Comprises

Entrance Hall



Composite door, stylish herringbone vinyl flooring, radiator and giving access to:

Lounge



Bay uPVC window to the front aspect, herringbone vinyl floor continuing through, radiator and open aspect to;

Fitted Dining Kitchen



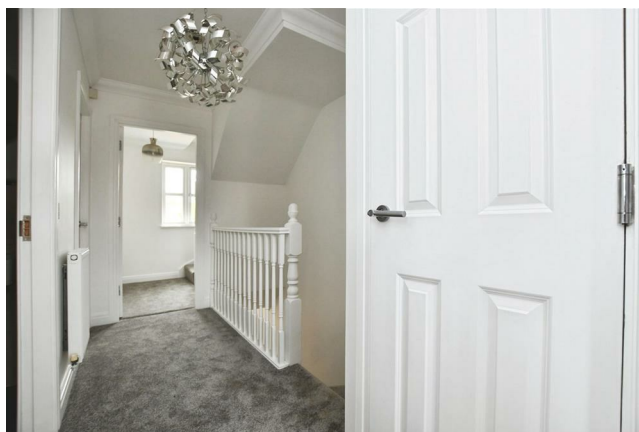
A nice range of fitted floor and wall units with contrasting preparation surfaces having an inset ceramic one and a half bowl sink unit with telescopic mixer tap and a breakfast bar. Window to the rear aspect, spotlights to the ceiling, a radiator and built in appliances include an electric oven, four ring gas hob and a stainless steel overhead extractor canopy with herringbone style flooring following through.

Cloak Room



A low level wc, wash hand basin with a pedestal, partially tiled walls and a radiator.

First Floor Landing



With a radiator, carpet flooring and a built in storage cupboard.

Bedroom Two



uPVC windows to the rear aspect, laminate flooring and a radiator.

Bedroom Three



uPVC window to the front aspect, laminate flooring and a radiator

Family Bathroom



A white suite to comprise panelled bath, wash hand basin having a monobloc tap with a pedestal and a low level wc. Majority tiled walls, radiator, plumbed shower unit over the bath with a shower screen to the bath side with laminate flooring.

Second Floor Staircase



uPVC window to the front aspect, radiator, carpet flooring leading to the;

Master Bedroom



uPVC dormer window to the front aspect, carpeted flooring, a loft void and a radiator

En Suite



A plumbed shower unit within an independent enclosure, low level wc and a wash hand basin with monobloc tap. "Velux" style window, a radiator, tiled floor and partially tiled walls

Gardens



To the front of the property is a garden laid mainly to decorative aggregates with a variety of shrubs and a block paved footpath. To the rear is an enclosed garden laid mainly to decking seating area, with a paved walkway and decorative aggregates.

Car Parking



There is a private car parking space to the rear of the property.

Council tax

East Riding of Yorkshire Council 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.

Material Information:

Construction - Brick under tiled roof

Conservation Area -No

Flood Risk -Low

Mobile Coverage/Signal -Yes

Broadband - Yes

Coastal Erosion -No

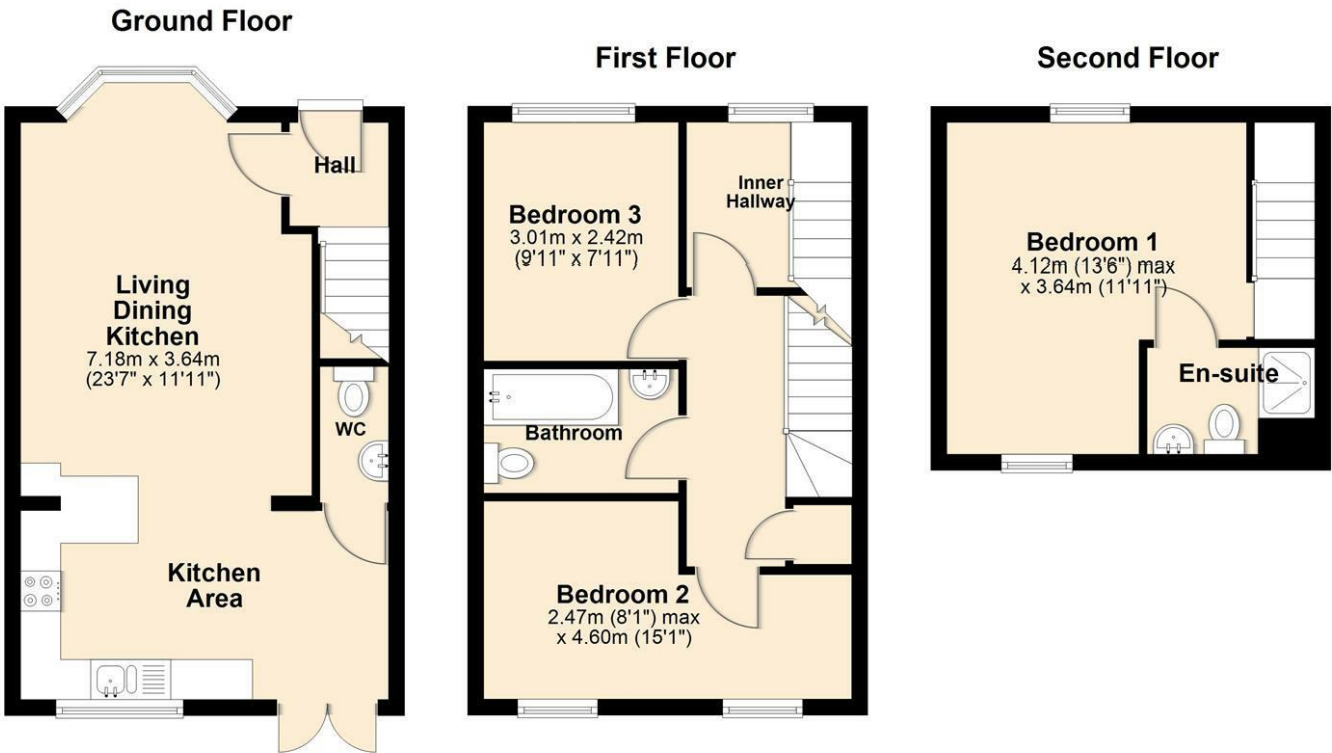
Coalfield or Mining Area -No

Planning -None

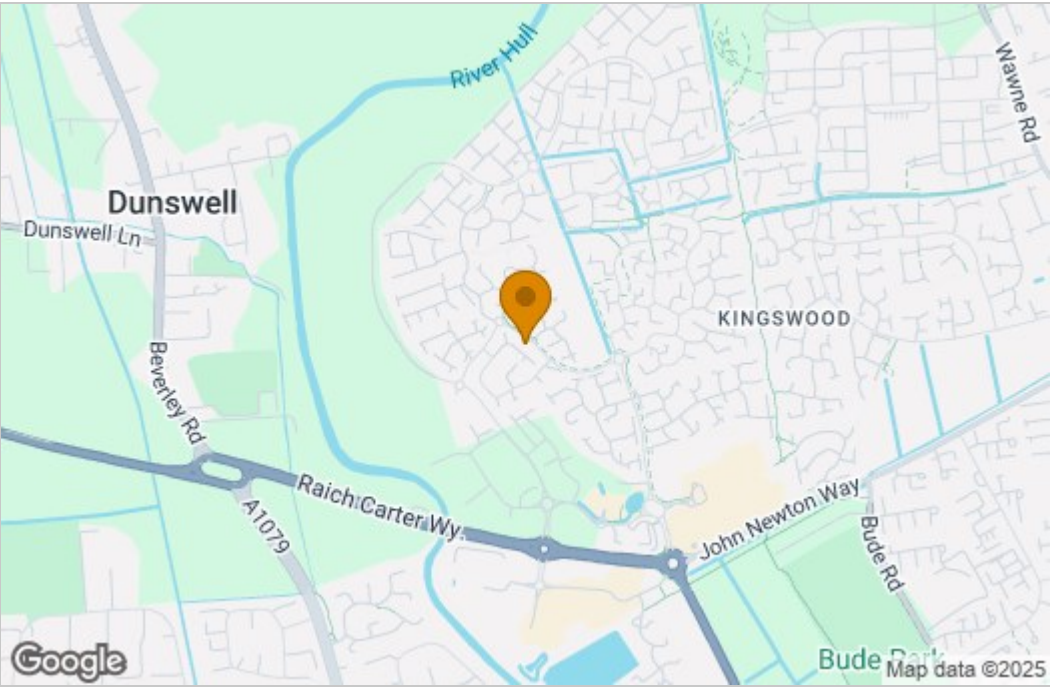
Whitakers Estate Agent Declaration:

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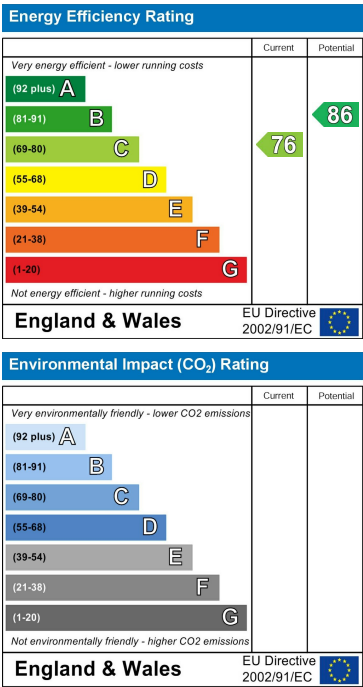
Floor Plan



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.