

# Whitakers

Estate Agents



**22 Sutton Court, Hull, HU8 9PW**

**Guide price £125,000**

LOCATED IN THIS SOUGHT AFTER CUL DE SAC RESERVED EXCLUSIVELY FOR THE OVER 55's AND HAVING WARDEN ASSISTANCE, COMMUNITY ROOMS AND GARDENS, THIS MODERN STYLE SEMI DETACHED TRUE BUNGALOW IS MUST VIEW FOR THE PURCHASER LOOKING TO DOWN SIZE.

Conveniently located for local amenities and transport links, the accommodation briefly comprises Entrance, comfortable LOUNGE, modern fitted KITCHEN, TWO BEDROOMS and a contemporary WET ROOM. Also benefiting from off road parking, delightful communal grounds. Central heating and double glazing. Viewing is highly recommended!



## Accommodation Comprising

Entrance 4'0" x 3'3" to cupboard (1.23 x 1.0 to cupboard)

Upvc front door opens to welcome you in to view the accommodation on offer. Useful storage cupboard and laminate flooring.

Lounge 10'5" x 13'1" (3.2 x 4.0)



comfortable lounge with feature double glazed bay window to front elevation.

Kitchen 9'4" x 6'2" (2.85 x 1.90)



A modern kitchen to include a range of fitted units to base and walls with woodblock effect work surface and tiled splashbacks. Stainless steel sink with mixer tap, plumbing for automatic washing machine and integrated fridge/freezer. Double glazed window to side elevation and laminate flooring.

Inner Lobby 3'3" x 2'7" (1.0 x 0.8)

With doors to the two bedrooms and wet room.

Bedroom One 9'10" x 9'6" (3.0 x 2.9)



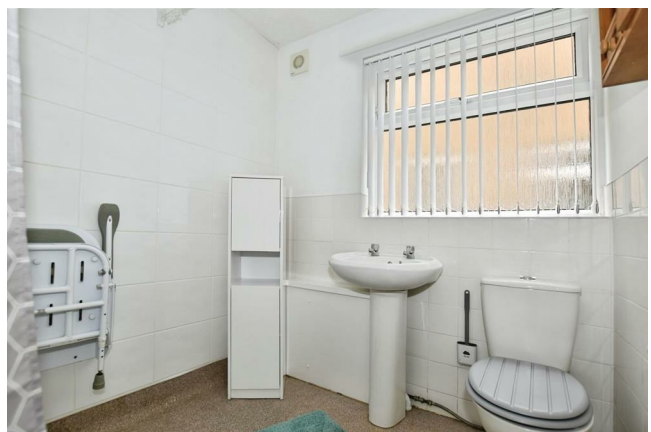
A double bedroom with double glazed window to rear elevation.

Bedroom Two 12'9" x 6'6" (3.9 x 2.0)



A light and airy bedroom with feature double glazed French doors opening out to the gardens.

Wet Room 5'9" x 5'4" (1.77 x 1.65)



Part tiled wet room with resin flooring, overhead shower with drop down seat, pedestal wash basin and low level W.C.

## Garden & Communal Area



To the front of the property is an attractive block paved area. To the rear is a paved patio area with steps taking you up to the communal lawn, adorned with mature shrubbery and hedging. A further paved patio provides space for table & chairs, creating a lovely space to sit and enjoy the delights of the communal gardens, adorned with mature shrubbery and hedging.

## Parking



Parking for 2 vehicles via a drive to the front of the property.

## Tenure

The property is Leasehold and we are informed that the term of the lease is 999 years from 1/1/1980 with a service charge of £79.18 per month however these details should be verified with the Vendors solicitors

## Council Tax Band

Council Tax band A  
Kingston upon Hull City Council

## EPC Rating

TBC

## Material Information:

Construction - Brick under tiled roof  
Conservation Area - No  
Flood Risk -Low

Mobile Coverage/Signal - Basic 4 Mbps,  
Superfast 58 Mbps Ultrasfast 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

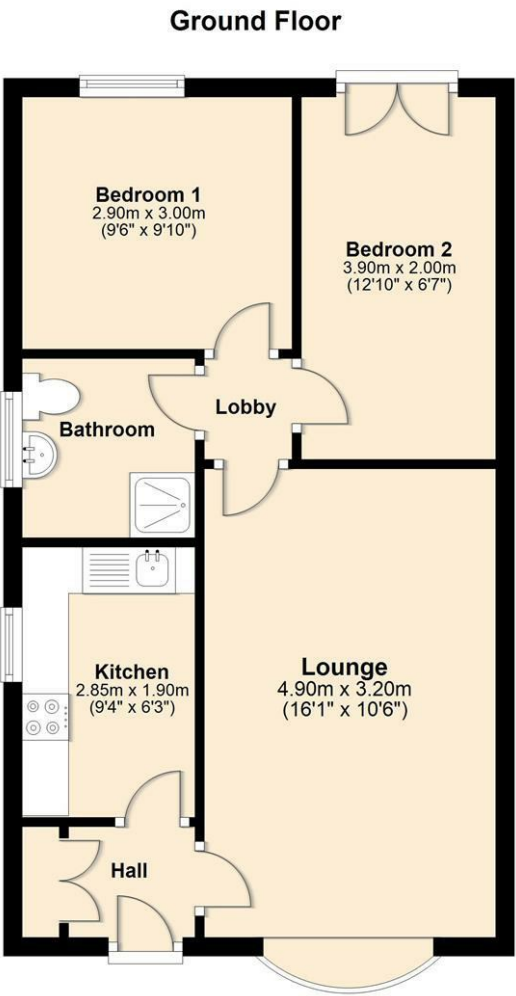
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

## Whitakers Estate Agent Declaration:

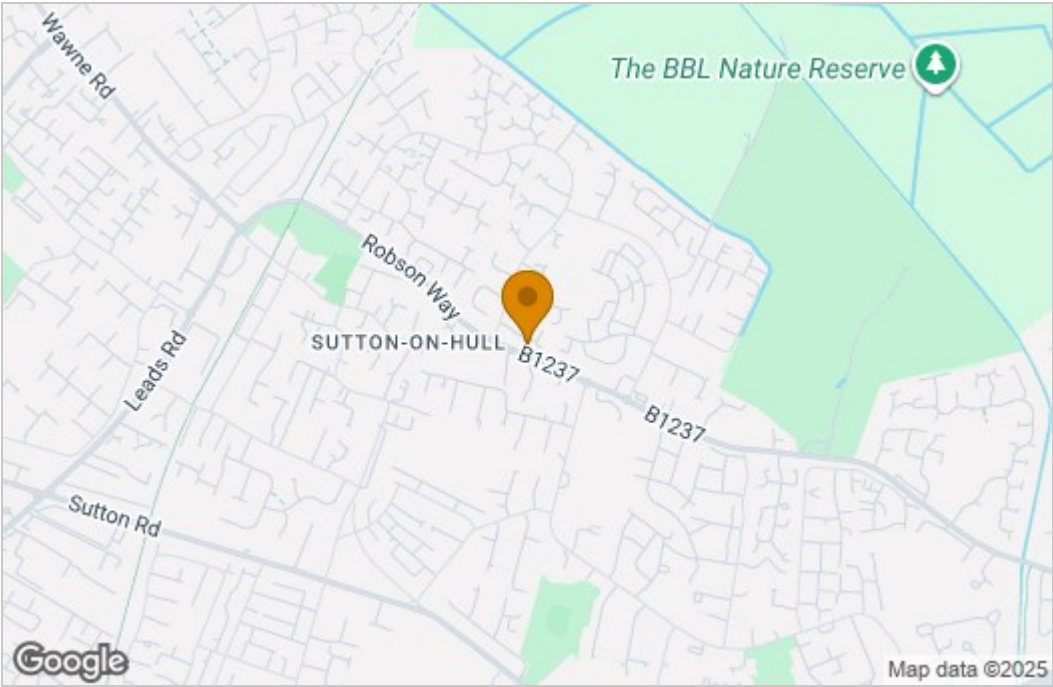
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.



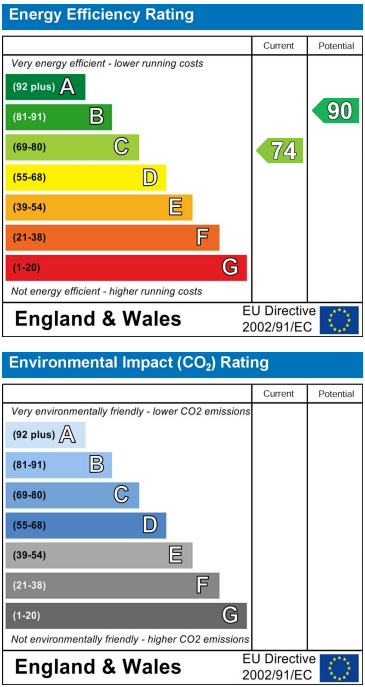
Floor Plan



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