

# Whitakers

Estate Agents



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

**£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 and just a short walk from Historic Sutton Village, the accommodation briefly comprises entrance hall, lounge, fitted kitchen two bedrooms and a recently installed shower room. Also benefiting from off road parking via private driveway, communal outdoor areas, gas central heating to radiators and double glazing, early viewing is highly recommended!

### Entrance Hall

UPVC front door to Entrance Hall with laminate flooring and storage space.

### Kitchen 9'0" x 5'11 (2.74m x 1.80m)



A range of fitted floor units with rolled edge laminated preparation surfaces having an inset stainless steel sink unit with mixer tap and electric cooker. uPVC window to the side aspect, partially tiled walls, plumbing for an automatic washing machine and laminate flooring.

### Lounge 16'3" x 10'6" (4.95m x 3.20m)



UPVC window to the front aspect, feature fire surround, central heating radiator and laminate flooring.

### Bedroom One 9'10" x 9'8" (3.00 x 2.95)



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

### Bedroom Two 13'1" x 6'7" (3.99m x 2.01m)



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

### Shower Room 6'2 x 5'11 (1.88m x 1.80m)



Walk in double shower with dual head mains shower over and glazed screen, hand wash basin and a low level WC. Tiled walls, laminate flooring, chrome heated towel rail and uPVC window to side aspect.

### Gardens



To the front of the property is a garden laid to decorative aggregates with block paved area and private driveway providing off road parking. To the rear is a paved patio area and storage shed leading to communal lawns.

### Off Street 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 £65.25 per month however these details should be verified with the Vendors solicitors

### Council Tax

Council Tax band A

Kingston upon Hull City Council

### EPC

EPC Rating C

### Agents Notes

Services, fittings and equipment referred to in these sale 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.

### 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.

#### Disclaimer

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.

#### Additional Services

Whitakers Estate Agents offer additional services via third parties for: surveying, financial services, investment, insurance, conveyancing and other services associated with the sale and purchase of property.

We are legally obligated 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 and the Vendor and Buyer.

#### Whitakers Estate Agent Declaration:

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#### Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Very Low

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

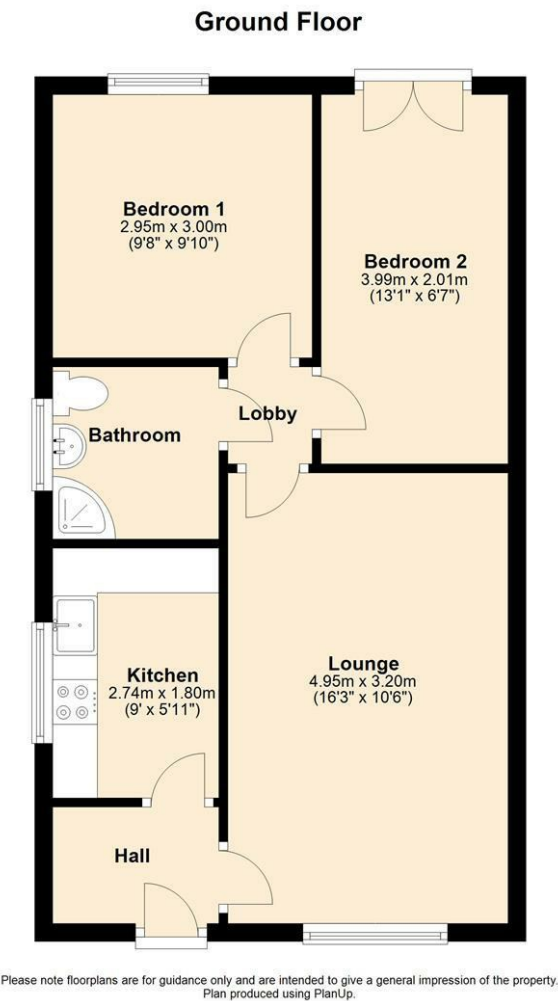
Broadband - Basic 4 Mbps, Superfast 58 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

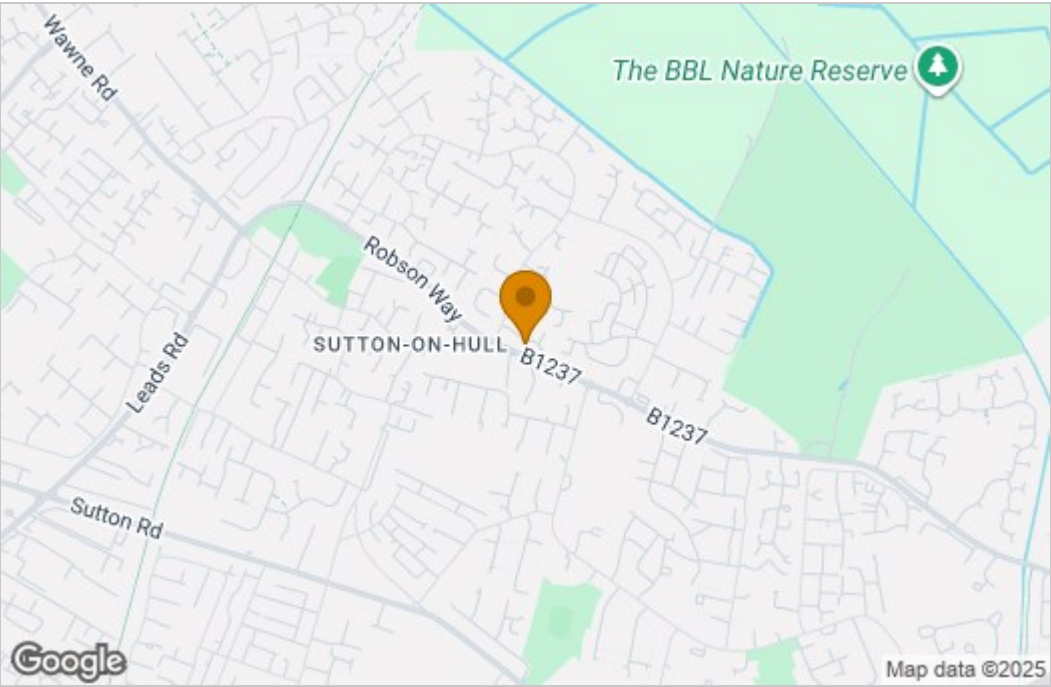
Coalfield or Mining Area - No

Planning - No

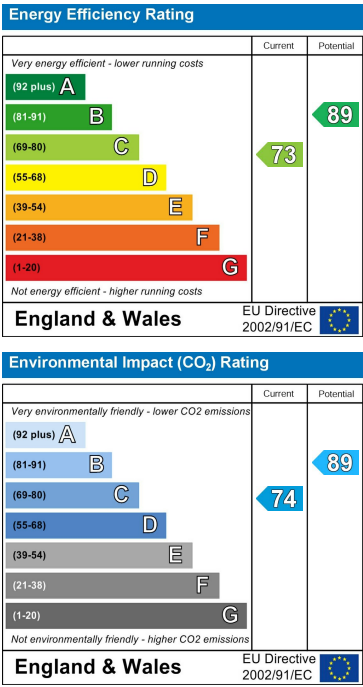
Floor Plan



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