

Whitakers

Estate Agents



16 The Willows, Hull, HU7 4WH

Asking Price £150,000

*** Guide Price £150,000 to £160,000 *** This well presented modern 3 bedroom town house is available to purchase with NO ONWARD CHAIN!

Situated in a popular residential area, well positioned for local shops and amenities together with well regarded local schools, the property is just a short distance from Kingswood Retail Park and its wealth of retail and leisure facilities.

Situated on a quiet cul-de-sac, the property is arranged over 3 floors and briefly comprises; entrance hallway, kitchen/diner and downstairs cloakroom to the ground floor, lounge and bedroom to the first floor whilst the second floor houses the master bedroom with ensuite, a third bedroom and the family bathroom.

Having the additional benefit of driveway parking, integral garage and private rear garden together with gas central heating and uPVC glazing throughout, internal viewing is strongly recommended to fully appreciate this spacious family home!

The Accommodation Comprises

Entrance Hallway



Composite entrance door into hallway with carpeted flooring, central heating radiator, under stair cupboard and stairs to first floor.

Downstairs Cloakroom



Low flush wc, hand wash basin, central heating radiator and vinyl flooring.

Kitchen/Diner 14'7" x 9'1" (4.46 x 2.78)



With a range of wall and base units, contrasting work surfaces and tiled splash backs. 4 ring gas hob with extractor over and electric double oven below and stainless steel sink/drainers with mixer taps. Plumbing for automatic washing machine, vinyl flooring, central heating radiator and uPVC window and door into rear garden.

First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring, uPVC window to front aspect and central heating radiator.

Lounge 14'7" x 12'8" (4.46 x 3.88)



With uPVC window to rear aspect, carpeted flooring, central heating radiator and fire surround with inset electric fire.

Bedroom Three 12'9" x 8'0" (3.89 x 2.46)



uPVC window to front aspect, carpeted flooring, central heating radiator and fitted wardrobes

Second Floor Landing

Stairs from first floor landing rising to second floor landing with carpeted flooring and loft access hatch.

Bedroom One 13'6" x 8'9" (4.14 x 2.69)



uPVC window to rear aspect, carpeted flooring, central heating radiator and fitted wardrobes

Ensuite



Comprising shower cubicle with mains dual head shower, low flush wc and vanity sink unit. Vinyl flooring, part tiled walls, central heating radiator, extractor fan and uPVC window to rear aspect.

Bedroom Two 14'7" x 11'6" (4.47 x 3.52)



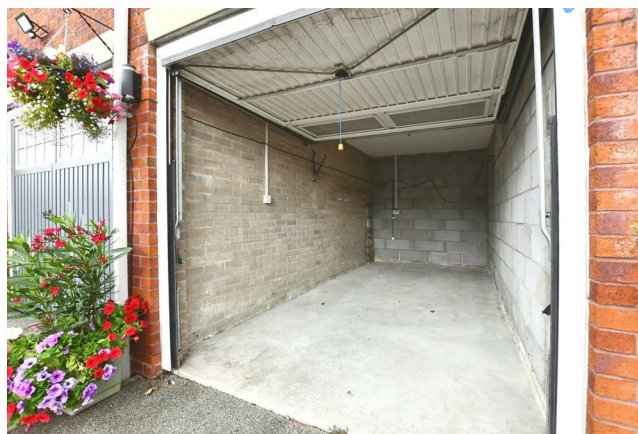
uPVC window to front aspect, carpeted flooring, central heating radiator, 2 built in cupboards and fitted wardrobes

Family Bathroom



Comprising panel bath, low flush wc and vanity sink unit. Vinyl flooring, part tiled walls, central heating radiator and extractor fan.

Garage



Integral garage with up and over door and electric supply.

Outside



To the front of the property is a private driveway leading to the integral garage whilst to the rear is an enclosed garden laid mainly to lawn with paved patio mature borders, storage shed, timber fencing to perimeters and rear gate access.

Tenure

The property is Freehold

Council Tax

Council Tax band C

Kingston upon Hull City Council

EPC

EPC Awaited

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/Tile

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 10 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

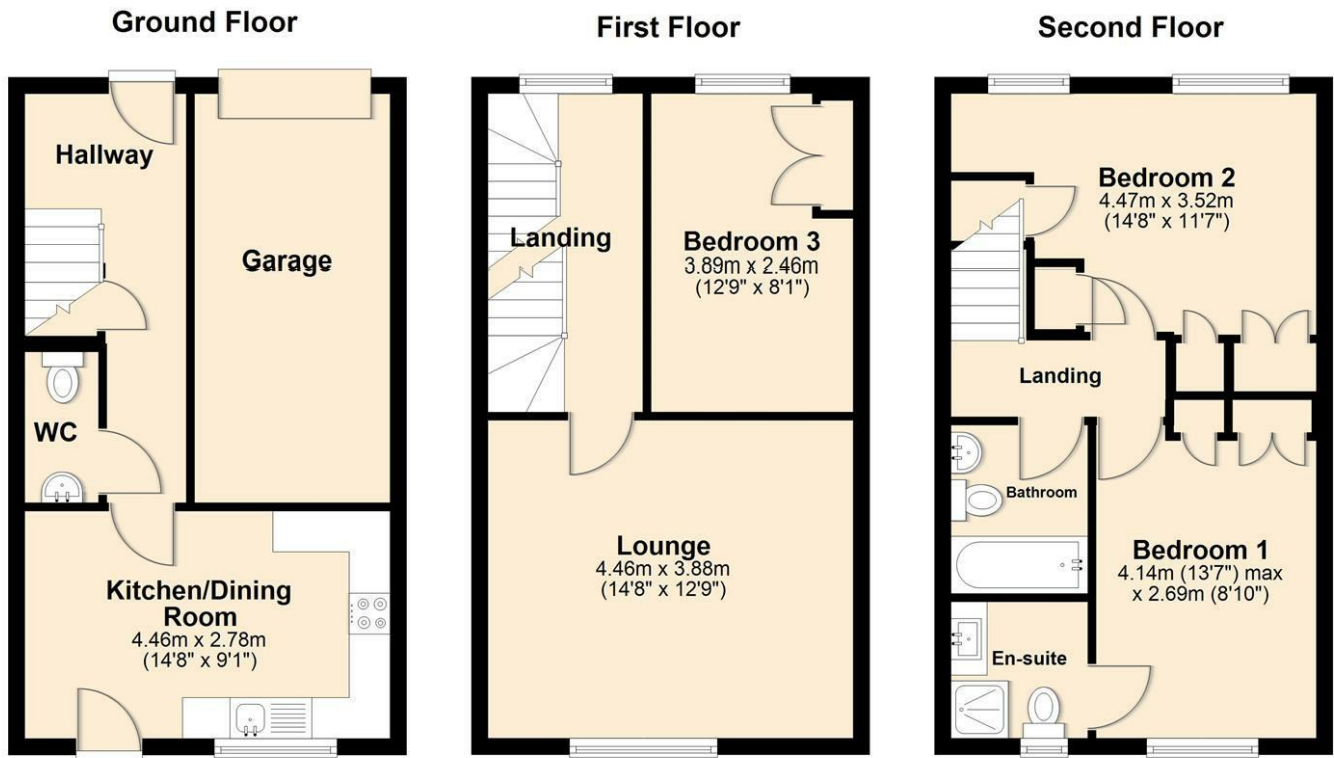
Coalfield or Mining Area - No

Planning - No

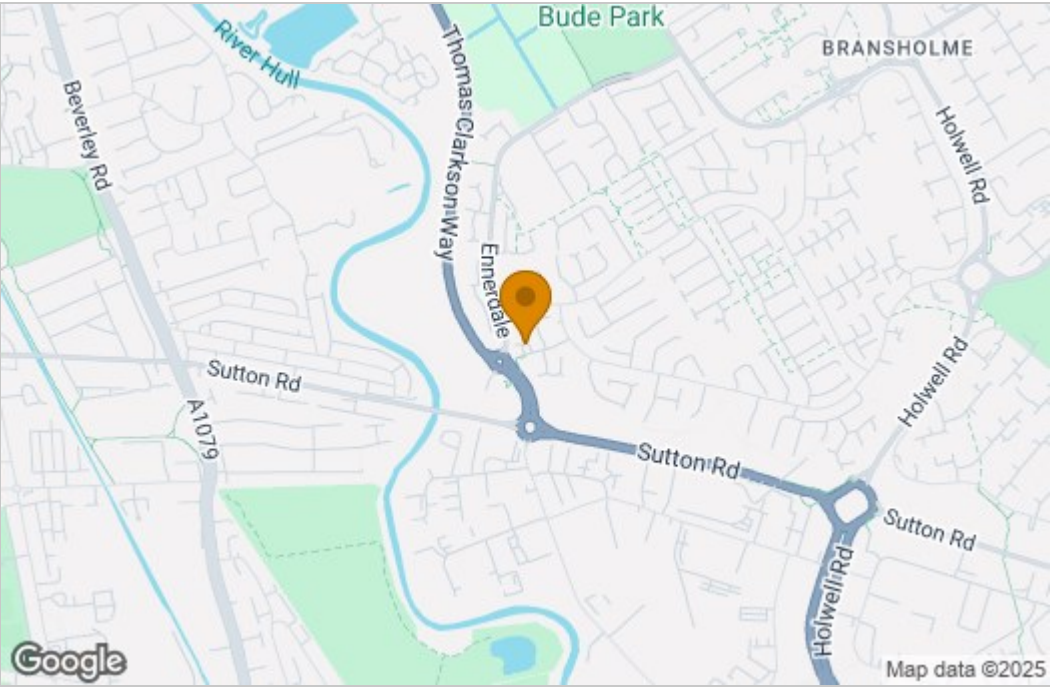
Whitakers Estate Agent Declaration:

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.

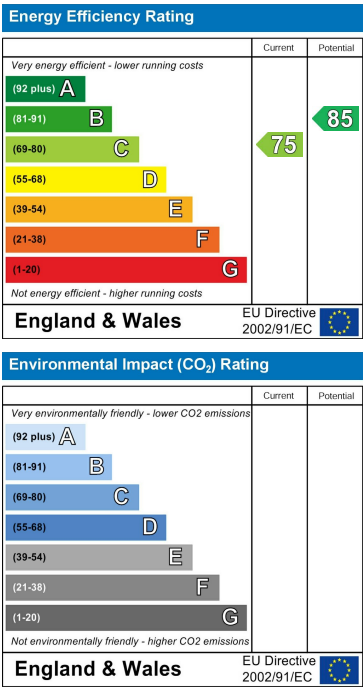
Floor Plan



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