

Whitakers

Estate Agents



42 Woodleigh Drive, Hull, HU7 4YZ

Guide price £185,000

****GUIDE PRICE £185,000 - £195,000****

Whitakers are delighted to bring this outstanding 3 bedroom semi-detached family home to the market!

Situated in a peaceful and sought after position, just a short walk from Sutton Village and within catchment of highly regarded primary and secondary schools, this much loved home would be ideal for the growing family!

Having been much improved by the current owners and immaculately presented throughout, the property briefly comprises; entrance hallway, spacious extended lounge/dining room and modern fitted kitchen to the ground floor whilst to the first floor there are 3 generously sized bedrooms and a recently fitted shower room.

Having the additional benefit of driveway parking and garage to the front together with a westerly facing private rear garden, the property also features gas central heating and uPVC glazing throughout!

Presented in true "move-in" condition, internal viewing is essential to fully appreciate the standard of accommodation available!

The Accommodation Comprises

Entrance Hallway



uPVC door with glazed side panels from covered storm porch into entrance hallway with laminate flooring, central heating radiator and stairs to first floor.

Lounge/Dining Room 14' x 15'8 (4.27m x 4.78m)



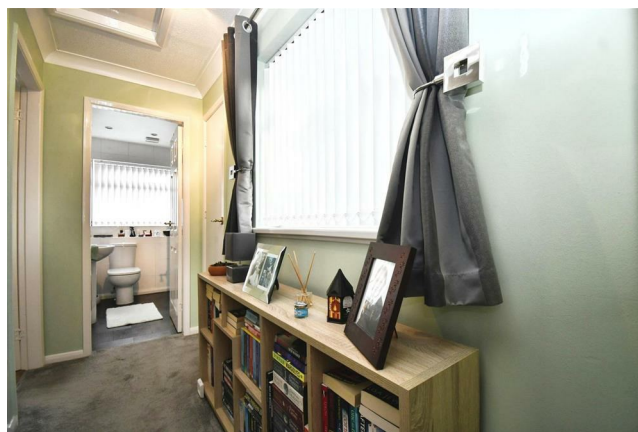
The spacious extended lounge/dining room features uPVC double glazed window and patio doors into rear garden, carpeted flooring, central heating radiator and fire surround with inset electric fire.

Fitted Kitchen 16'2 x 7'2 (4.93m x 2.18m)



The modern fitted kitchen feature a range of contemporary cream wall and base units with contrasting work surfaces and tiled splash backs. 4 ring halogen hob with extractor over, mid level electric double oven and 1 1/2 bowl stainless steel sink/drain. Integrated automatic washing machine, tumble dryer, dish washer and fridge freezer, uPVC windows to front and side aspect and laminate flooring.

First Floor Landing



With uPVC window to side aspect, carpeted flooring and built in storage cupboard.

Bedroom One 14' x 9'4 (4.27m x 2.84m)



With uPVC window to rear aspect, carpeted flooring, central heating radiator and fitted furniture.

Bedroom Two 10'9 x 9'4 (3.28m x 2.84m)



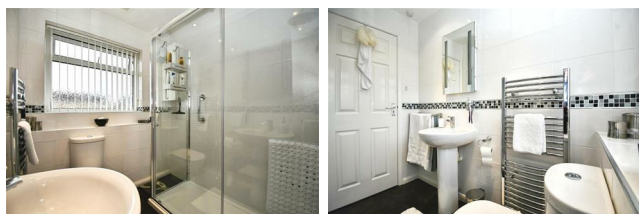
With uPVC window to front aspect, carpeted flooring, central heating radiator and fitted furniture.

Bedroom Three 10'2 x 6' (3.10m x 1.83m)



With uPVC window to rear aspect, laminate flooring and central heating radiator.

Bathroom 6' x 7'8 (1.83m x 2.34m)



Modern shower room comprising double walk in shower with glazed screen and mains dual head shower, hand wash basin and low flush wc. Heated chrome towel rail, Tiled walls, laminate tiled flooring, extractor fan and uPVC window to front aspect.

Garage

Integrated garage to the front of the property with up and over door and electric supply.

Outside



To the front of the property is a private driveway leading to the garage together with a lawned garden with mature plants and trees. Wrought iron side gate to the side of the property lead to the lovely private westerly facing rear garden laid mainly to lawn with mature plants and shrubs, decked seating area and fencing to perimeters.

Tenure

The property is Freehold

Council Tax

Council Tax band B

Kingston upon Hull City Council

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 11 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

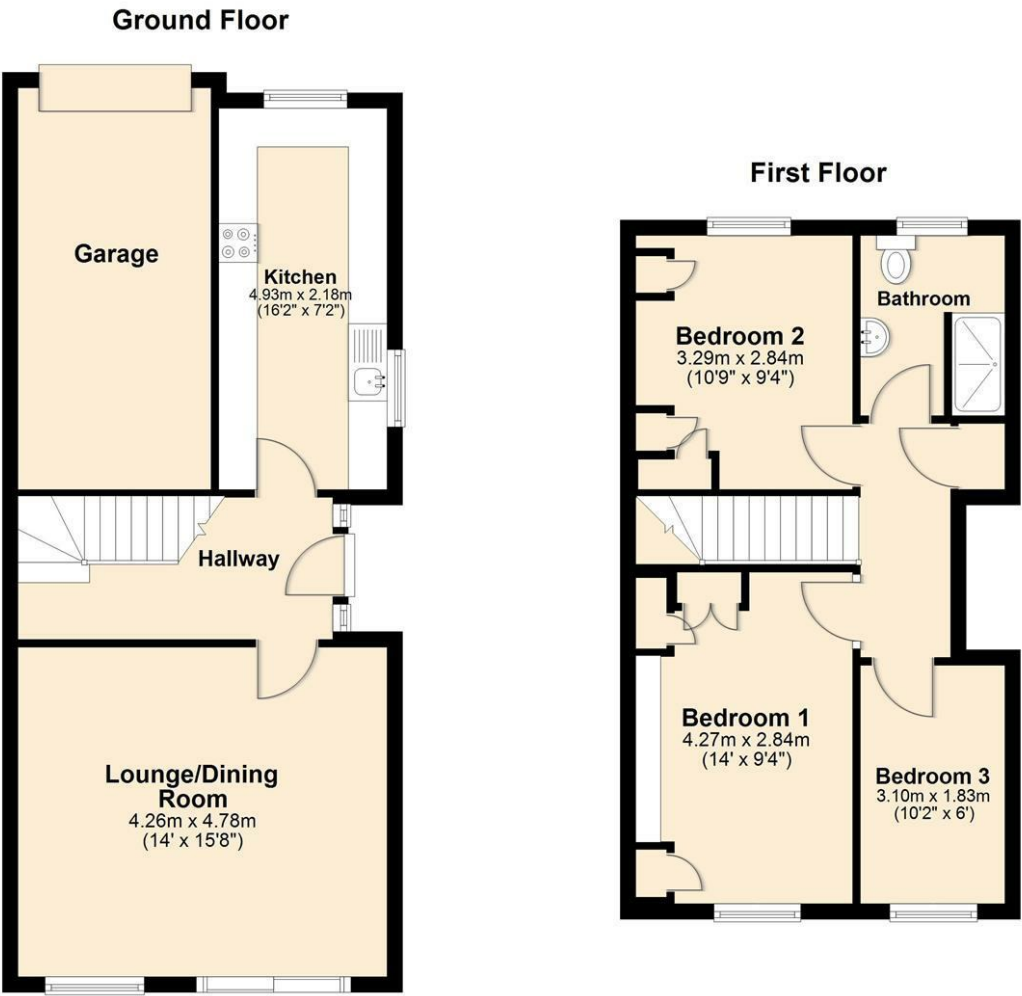
Coalfield or Mining Area - No

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.

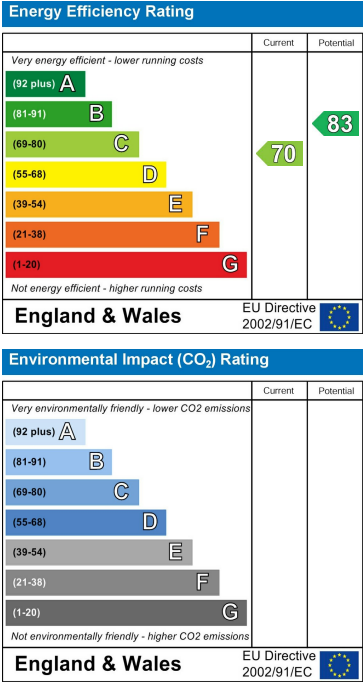
Floor Plan



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.