

Whitakers

Estate Agents



29 Highfield, Hull, HU7 4TW

Guide price £200,000

*****GUIDE PRICE £200-210,000*****

This traditional 3 bedroom semi-detached property is available to purchase with NO ONWARD CHAIN!

Situated just a short walk from Sutton Village and the range of amenities that this popular village has to offer, this spacious family home offers an outstanding opportunity for the buyer to really put their own stamp on a spacious family home in a most popular and sought after area!

Briefly comprising; entrance hallway, 24 ft through lounge/dining room and extended kitchen to the ground floor, there are 3 bedrooms and a family bathroom to the first floor.

Having the additional benefit of off road parking to the front and the aforementioned spacious rear garden together with gas central heating and majority uPVC double glazing, internal viewing is recommended to fully appreciate the opportunity available!

The Accommodation Comprises

Entrance Hallway



Side entrance door leads into the spacious hallway with front and side uPVC double glazed windows, carpeted flooring, central heating radiator, under stair cupboard and further rear external door into rear garden.

Lounge 13'10 x 13'7 max (4.22m x 4.14m max)



With uPVC double glazed bay window to front aspect, central heating radiator and carpeted flooring extending into.....

Dining Room 13'10 x 11'1 (4.22m x 3.38m)



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

Kitchen 18'8 x 7' (5.69m x 2.13m)



A range of fitted wall and base units with tiled work surfaces and splashbacks, twin bowl stainless steel sink and space for electric cooker with extractor over. Plumbing for automatic washing machine, space for under counter appliances, tiled flooring and uPVC windows to rear and side aspect.

First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring, storage cupboard and uPVC window to side aspect.

Bedroom One 13'8 x 13'7 max (4.17m x 4.14m max)



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

Bedroom Two 13'8 x 11'2 (4.17m x 3.40m)



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

Bedroom Three 7'2 x 6'4 (2.18m x 1.93m)



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

Bathroom 6'4 x 6'4 (1.93m x 1.93m)



Panel bath, low flush wc and pedestal hand wash basin. Part tiled walls, vinyl flooring, central heating radiator and uPVC window to rear aspect.

Outside



The front of the property is laid to aggregate which provides off road parking whilst a side timber gate leads to the rear of the property. The spacious rear garden is a real highlight to the property! Westerly facing and laid mainly to lawn with paved patio, greenhouse, pond and and mature plants trees and shrubs, the garden also enjoys a lovely open rear aspect.

Tenure

The property is Freehold

Council Tax

Council Tax band C

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 6 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

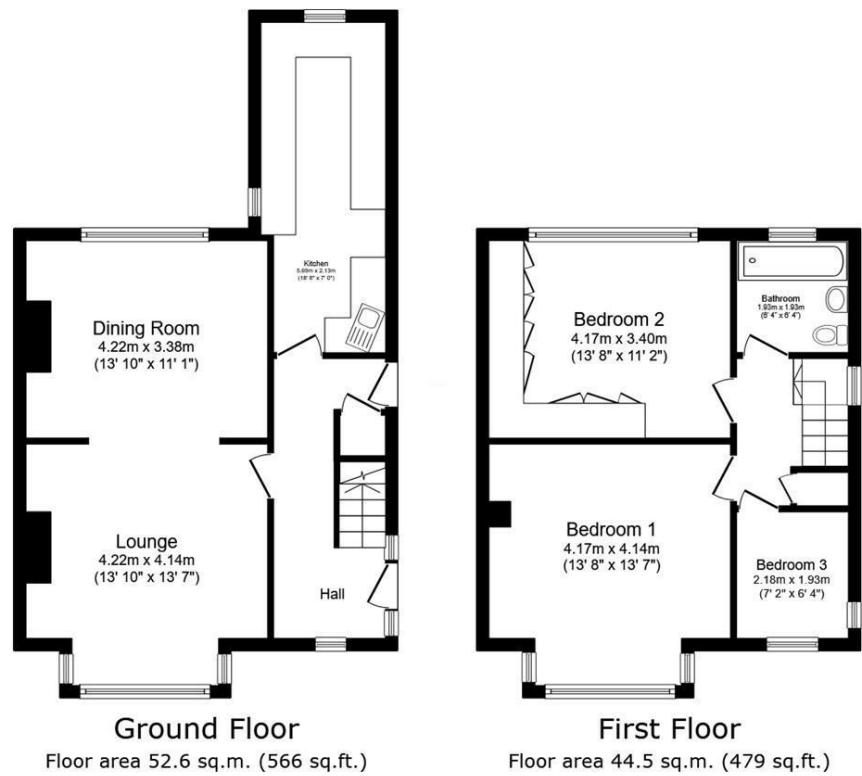
Coalfield or Mining Area - No

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



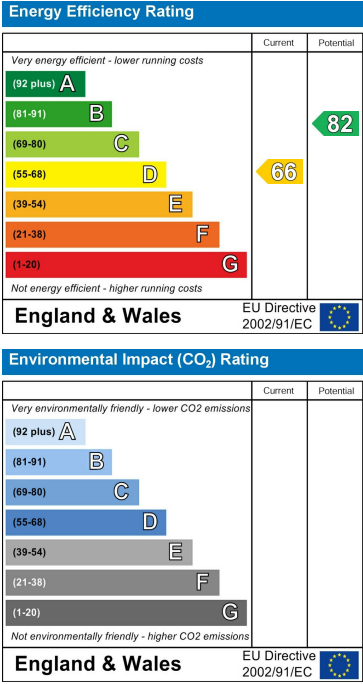
Total floor area: 97.1 sq.m. (1,046 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



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