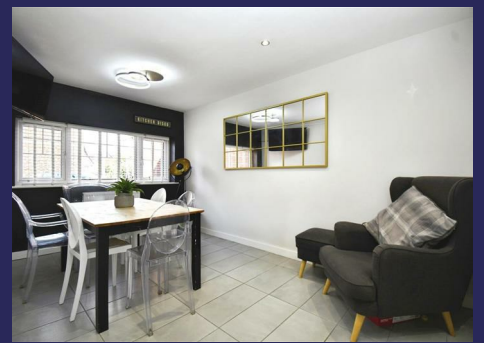


Whitakers

Estate Agents



8 Atlanta Court, Hull, HU8 9DN

Offers In Excess Of £220,000

This STUNNING 3 bedroom property really does need to be viewed to be fully appreciated!

Having been much improved and extended by the current owners to the highest standard to provide outstanding family accommodation, this spacious and versatile home really is presented in true "move-in" condition!

Situated on a peaceful cul-de-sac just off ever popular Western Gables Way and stylishly presented throughout, the property briefly comprises; front porch, spacious lounge, separate dining room, downstairs cloakroom, utility cupboard, fitted kitchen and amazing garden room to the ground floor whilst to the first floor there are 3 generously sized bedrooms and a modern family bathroom.

Having the additional benefit of a lovely low maintenance rear garden with fully equipped bar/games room and driveway parking to the front together with gas central heating and uPVC glazing throughout, internal viewing is imperative to fully appreciate the scale and standard of the accommodation!

The Accommodation Comprises

Entrance Porch

Composite door into porch with 2 side uPVC windows and tiled flooring.

Lounge 18'6 x 12' (5.64m x 3.66m)



The spacious lounge features a uPVC bay window to front aspect, carpeted flooring, central heating radiator and open plan stairs to first floor. Double doors lead into....

Kitchen 12' x 8'3 (3.66m x 2.51m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splashbacks. 4 ring gas hob with extractor over and electric fan oven below, twin bowl stainless steel sink with mixer taps over and plumbing for under counter dishwasher. Tiled flooring continuing into.....

Dining Room 14'8 x 8'9 (4.47m x 2.67m)



Flexible and versatile dining room with continuation of tiled flooring, uPVC double glazed window to front aspect and central heating radiator. To the rear is a utility cupboard with plumbing for automatic washing machine and door into....

Downstairs Cloakroom



With low flush wc, hand wash basin, tiled flooring and uPVC window to rear aspect.

Garden Room 11' x 10'3 (3.35m x 3.12m)



To the rear of the property is the stunning Garden Room with Lantern Roof, ceiling spotlights, continuation of tiled flooring, feature tower radiator and uPVC Patio and French doors into rear garden.

First Floor Landing



Stairs from lounge to first floor landing with carpeted flooring, storage cupboard and loft access hatch.

Bedroom One 12' x 10' (3.66m x 3.05m)



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

Bedroom Two 11'4 x 8'10 (3.45m x 2.69m)



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

Bedroom Three 9'1 x 8'3 (2.77m x 2.51m)



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

Bathroom 8'9 x 5'10 (2.67m x 1.78m)



Modern family bathroom comprising bath with electric shower over and fitted shower screen, low flush wc and hand wash basin. Feature column radiator/towel rail, tiling to walls and floor, extractor fan, ceiling spotlights and uPVC window to rear aspect.

Outside



The front of the property is mainly laid to aggregate with driveway parking. The enclosed rear garden features artificial lawn and paved patio seating areas with fencing to perimeters whilst to the rear of the garden is the fully equipped bar/games room

Bar/Games Room



This versatile space is currently equipped as a

bar with uPVC French doors and window, full electric supply and lighting and TV point.

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 8 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

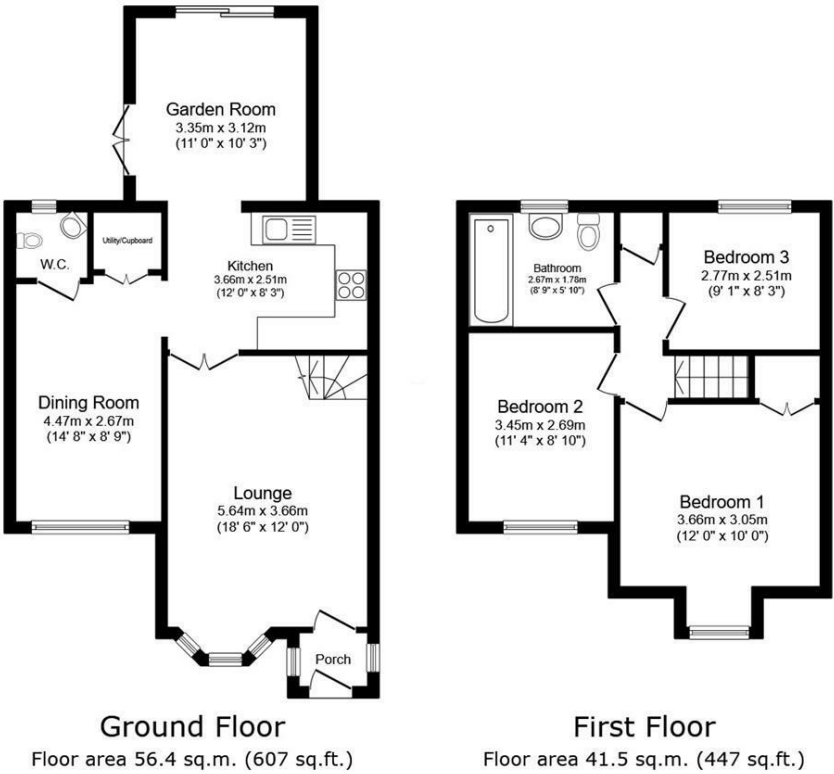
Planning - No

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.

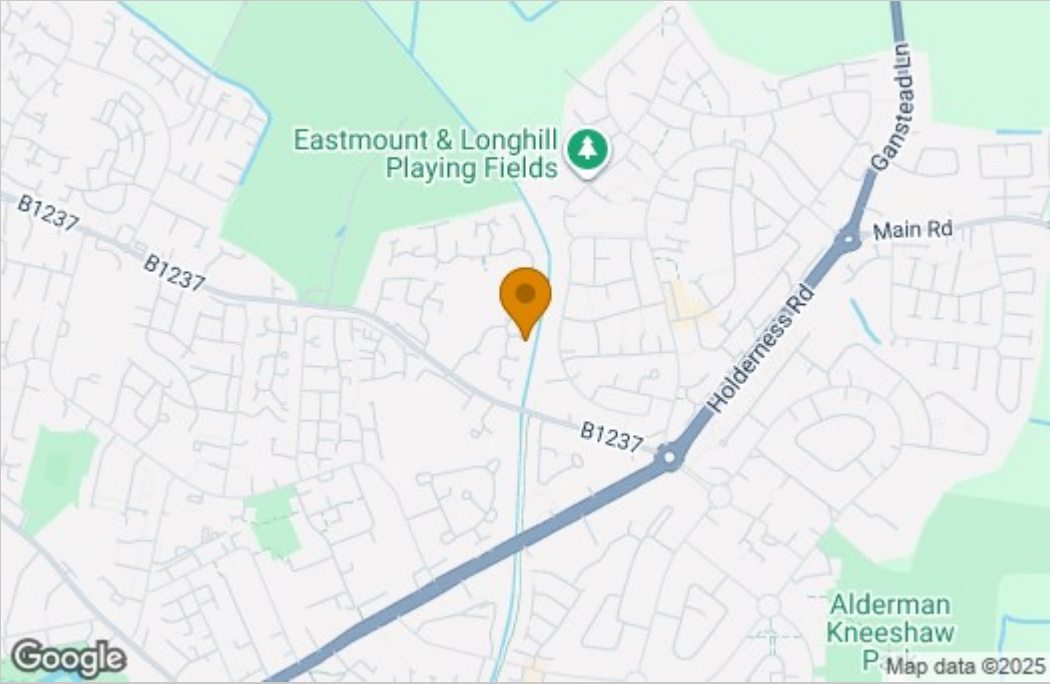
Floor Plan



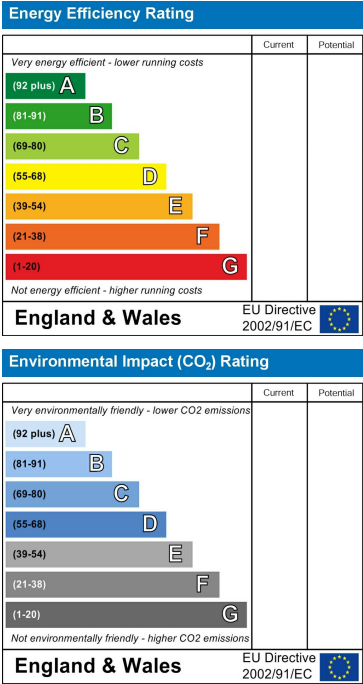
Total floor area: 97.9 sq.m. (1,054 sq.ft.)

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



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.