

# Whitakers

Estate Agents



**14 Robinswood Drive, Hull, HU7 4ZD**

**Asking Price £159,950**

SITUATED ON THE POPULAR CASTLE GRANGE DEVELOPMENT, THIS MODERN STYLE DETACHED PROPERTY IS A WONDERFUL OPPORTUNITY TO SUIT THE GROWING FAMILY UNIT. THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, CLOAK ROOM, LOUNGE, DINING ROOM, FITTED KITCHEN WITH APPLIANCES, THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A FAMILY BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING. ENJOYING A QUIET A CUL- DE -SAC POSITION AND SET WITHIN PLEASANT GARDENS WITH A PRIVATE SIDE DRIVEWAY TO A BRICK BUILT GARAGE, INTERNAL INSPECTIONS ARE WELCOME.

### Entrance Hall

Laminate flooring and a radiator.

### Cloak Room

A low level wc unit, wash hand basin, laminate flooring and a radiator

### Lounge



Angled bay window to the front aspect, Adam style fire surround with marble effect back and hearth incorporating a built in gas fire, two radiators and double doors give access to:

### Dining Room



With a staircase off, a radiator and French doors giving access to the rear garden

### Kitchen



A range of fitted floor and wall units with contrasting preparation surfaces having a resin inset sink unit with mixer tap.. Window to the rear aspect, laminate flooring, a radiator, plumbing for an automatic washing machine, partially tiled walls and integrated appliances include an electric oven, four ring gas hob and an over head extractor canopy.

### Landing



With windows to two aspects allowing plenty of natural light and a radiator.

### Bedroom One



Window to the front aspect and a radiator.

### Bedroom Two



Window to the rear aspect, fitted wardrobe, overhead cupboards, two drawer units and a radiator.



### Bedroom Three



Window to the rear aspect and a radiator.

### Family Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc unit. Majority tiled walls, a radiator and there is an electric shower unit over the bath.

### Gardens



To the front of the property is an open plan garden laid to lawn and to the rear a garden of good proportion which is a lawn laid to lawn.

### Brick Built Garage

Accessible via a private side driveway, with a roller shutter vehicular door and an apex roof.

### Council Tax

Hull City Council - band C

### Tenure

This property is freehold

### 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.

### 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.

### Material Information:

Construction - Brick built under a tiled roof

Conservation Area - No

Flood Risk - Low

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

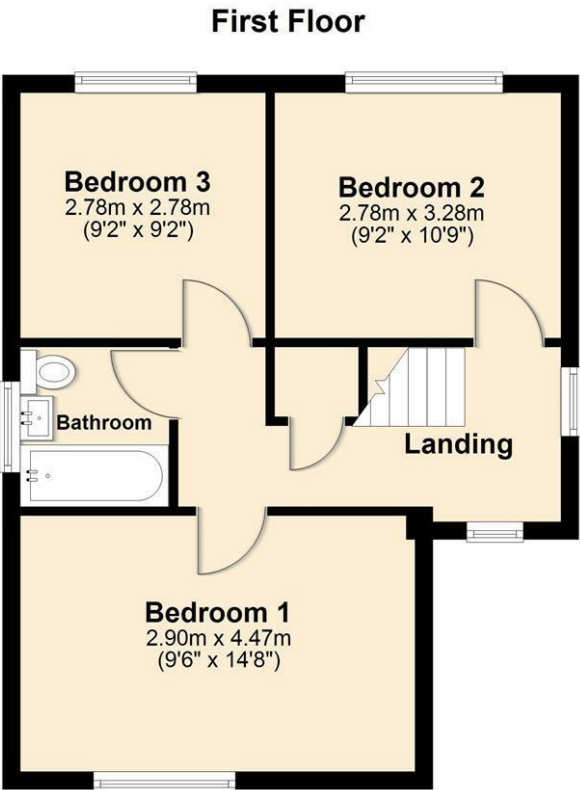
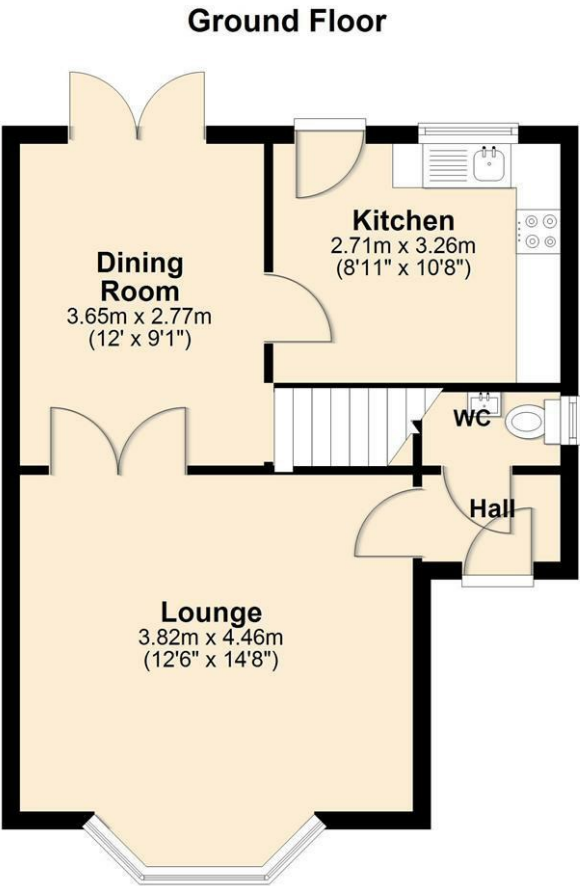
Broadband - EE, Vodafone, Three and O2

Coastal Erosion -No

Coalfield or Mining Area -No

Planning -No

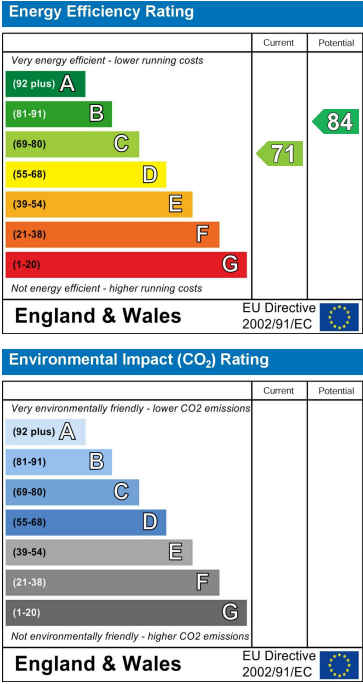
Floor Plan



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