

Whitakers

Estate Agents



27 Paxdale, Hull, HU7 6DA

Asking Price £164,950

SITUATED ON THE FAMILY FRIENDLY SUTTON PARK DEVELOPMENT, HANDILY PLACED FOR ALL OF THE FABULOUS SHOPPING AND LEISURE AMENITIES THAT KINGSWOOD HAS TO OFFER, THIS MODERN STYLE SEMI DETACHED PROPERTY IS AN IDEAL OPPORTUNITY FOR THE GROWING FAMILY UNIT.

THE ACCOMMODATION BRIEFLY COMPRISES STORM PORCH, OPEN PLAN LOUNGE AND DINING AREA, FITTED KITCHEN, THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A "WET" ROOM. HAVING GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY IS SET WITHIN A BLOCK PAVED FORECOURT AND SIDE DRIVEWAY WITH AN ENCLOSED REAR GARDEN.

WITH SOUGHT AFTER EDUCATIONAL CHOICES AVAILABLE, APPOINTMENTS IN ORDER TO VIEW INTERNALLY ARE WELCOME.

The Property Comprises

Storm Porch

Giving access to ;

Lounge 25'2" x 15'7" (7.68 x 4.75)



Window to the front aspect, open plan staircase off, Adam style fire surround with marble effect back and hearth , a radiator and opening to:

Dining Area



Attractive laminate flooring, a radiator and French Doors giving access to the rear garden.

Kitchen 10'11" x 7'2" (3.34 x 2.19)



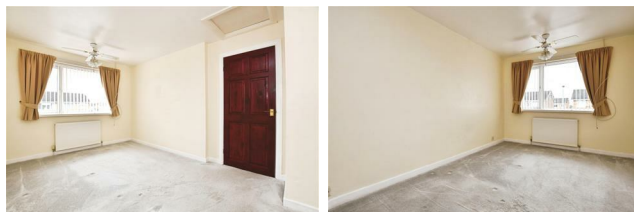
Laminate flooring continues and there there is a good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Window to the rear aspect, a radiator, partially tiled walls and plumbing for an automatic washing machine.

Landing



With a useful built in storage cupboard.

Bedroom One 13'10" x 9'1" (4.22 x 2.79)



Window to the front aspect and a radiator

Bedroom Two 11'3" x 8'11" (3.43 x 2.73)



Window to the rear aspect and a radiator.

Bedroom Three 8'1" x 6'2" (2.47 x 1.89)



Window to the front aspect, over head storage cupboards, laminate flooring and a radiator.

Wet Room



Non slip floor covering, a radiator and partially tiled walls. There is a n electric shower unit, wash hand basin with a pedestal and a low level wc unit

Gardens



To the front of the property there is a block paved garden which extends to the side driveway allowing plenty of off street parking amenities. To the rear is an enclosed garden laid to decorative aggregates and a paved patio area with a garden shed.

EPC

awaiting EPC

Tenure

The Property is Freehold.

Council Tax

Hull City Council

Band B

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 15 Mbps Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

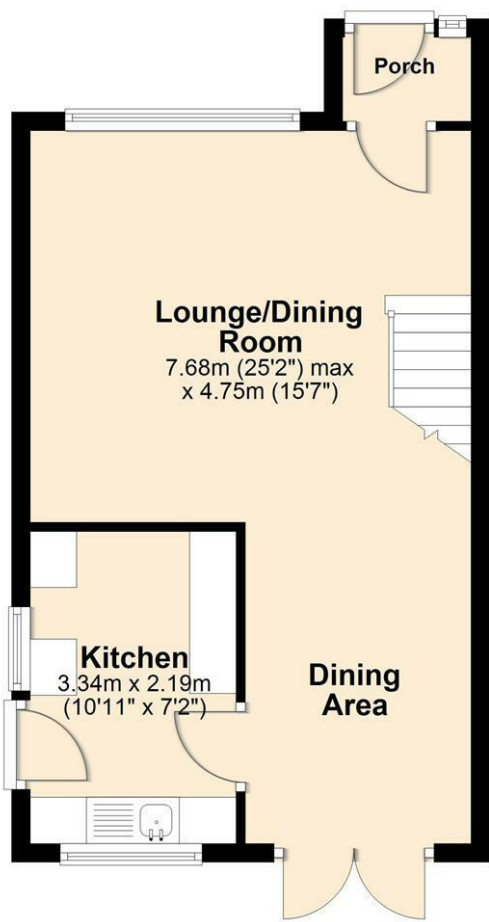
Planning - No

Whitakers Estate Agent Declaration:

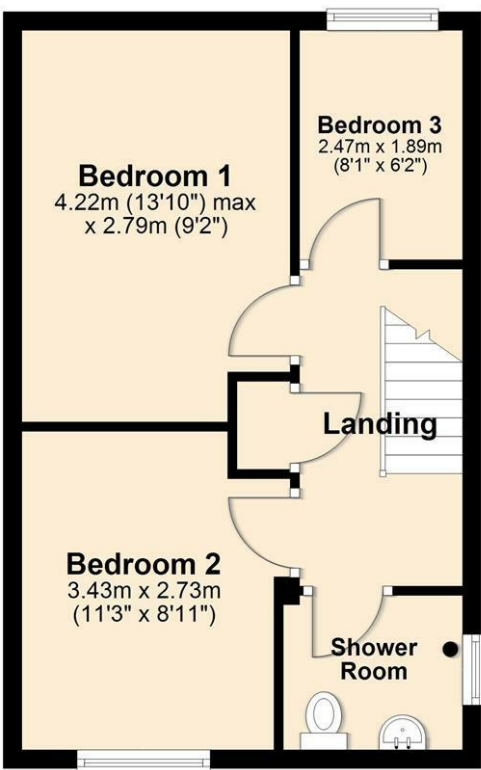
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Floor Plan

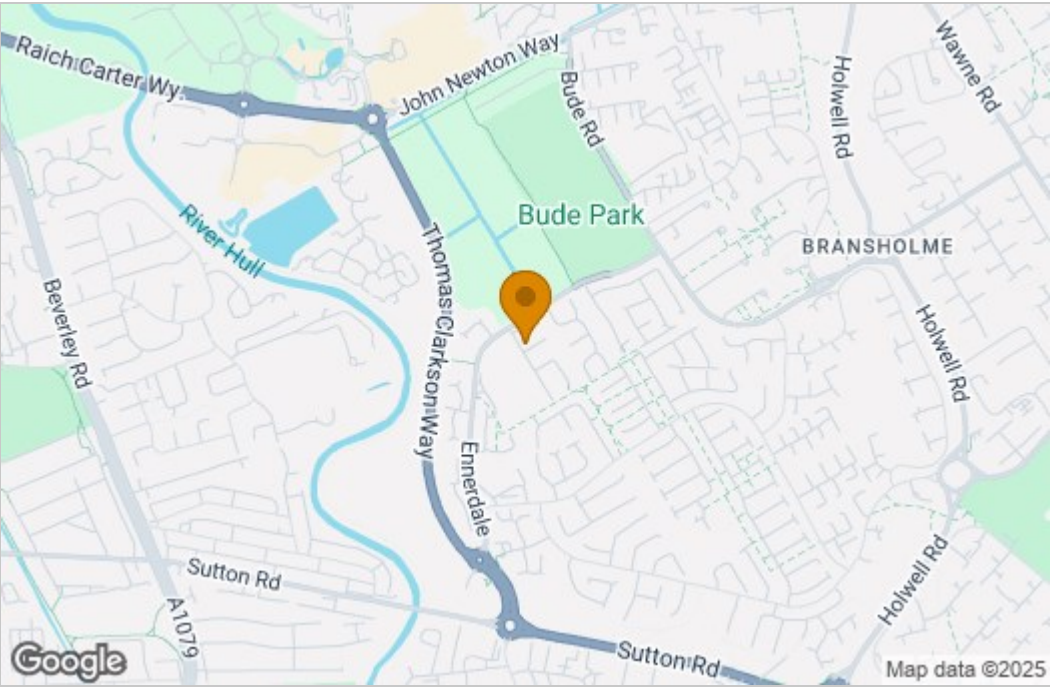
Ground Floor



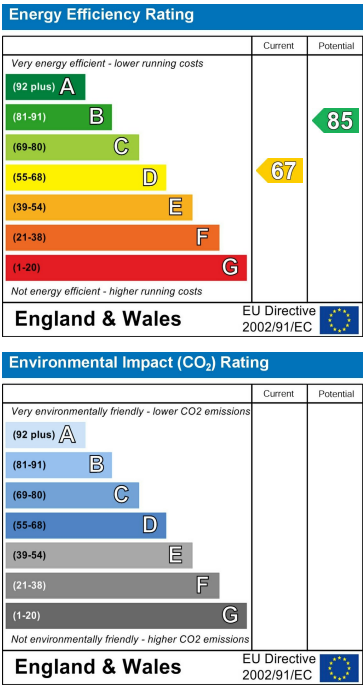
First Floor



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.