

Whitakers

Estate Agents



83 Tweendykes Road, Hull, HU7 4XG

Asking Price £245,000

This outstanding 3 bedroom semi-detached family home is available to purchase with NO ONWARD CHAIN.

Situated on ever popular Tweendykes Road, just a short walk from Sutton village and being within the catchment area of highly regarded primary and secondary schools, this lovely home would be ideal for the growing family!

Presented in "move-in" condition, the property briefly comprises; entrance hallway, spacious lounge and modern fitted dining kitchen to the ground floor whilst to the first floor there are 3 bedrooms and a family bathroom.

With the additional benefit of off road parking to the front, a detached garage and a lovely southerly facing rear garden together with gas central heating and uPVC double glazing throughout, internal viewing is highly recommended!

The Accommodation Comprises

Entrance Hallway



Covered storm porch with composite door into entrance hallway with laminate flooring, central heating radiator, under stair storage and carpeted stairs to first floor landing.

Lounge 17'6 x 12'2 (5.33m x 3.71m)



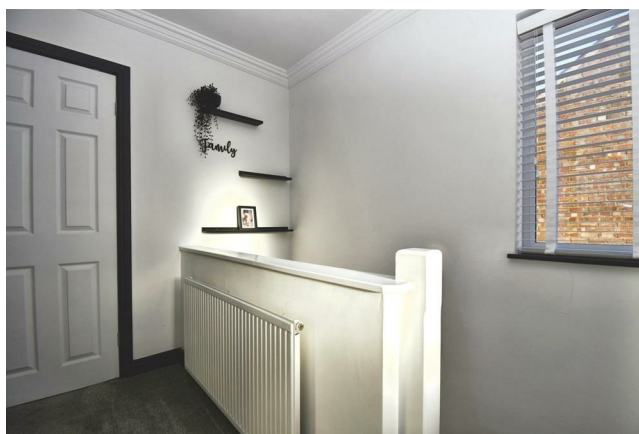
Bright and spacious lounge with uPVC walk in bay window to front aspect, carpeted flooring, feature fireplace with living flame gas fire and central heating radiator.

Dining Kitchen 18'8 x 10'1 (5.69m x 3.07m)



Fitted with a range of contemporary shaker style wall and base units, contrasting work surfaces and splashbacks. Ceramic hob with extractor over and electric fan oven below. Composite sink/drainage with mixer tap over, integrated dishwasher and washing machine, space for a wine cooler, space for American style fridge freezer, twin feature tower radiators, laminate flooring, uPVC window to the rear aspect and uPVC French doors leading to the rear garden.

First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring, central heating radiator and uPVC window to side aspect.

Bedroom One 15'11 x 11'6 (4.85m x 3.51m)



With uPVC walk in bay window to front aspect, carpeted flooring, fitted wardrobes to one wall and central heating radiator.

Bedroom Two 11'11 x 11'6 (3.63m x 3.51m)



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

Bedroom Three 9'2 x 6'0 (2.79m x 1.83m)



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

Bathroom 8'2 x 5'10 (2.49m x 1.78m)



Modern family bathroom comprising bath with mains shower over and fitted screen, low flush wc and hand wash basin housed in vanity unit. Heated chrome towel rail, vinyl flooring, part tiled walls, extractor fan and uPVC windows to rear and side aspect.

Outside



To the front of the property is a gravelled driveway offering ample off road parking and a side driveway leading to the single detached garage. Side gate access leads to the enclosed southerly facing rear garden laid mainly to lawn with gravelled seating area and timber fencing to perimeters.

Garage

Located at the foot of the side driveway with up and over door.

Tenure

The property is Freehold

Council Tax

Council Tax band C

Kingston upon Hull City Council

EPC

EPC rating D

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 9 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

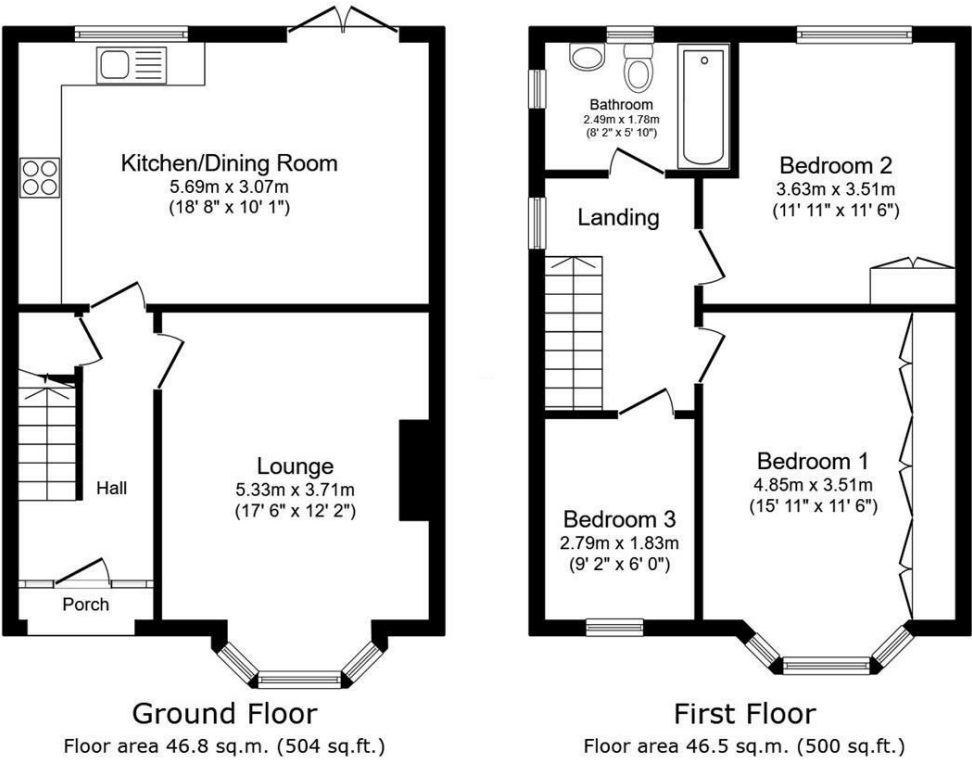
Coalfield or Mining Area - No

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.

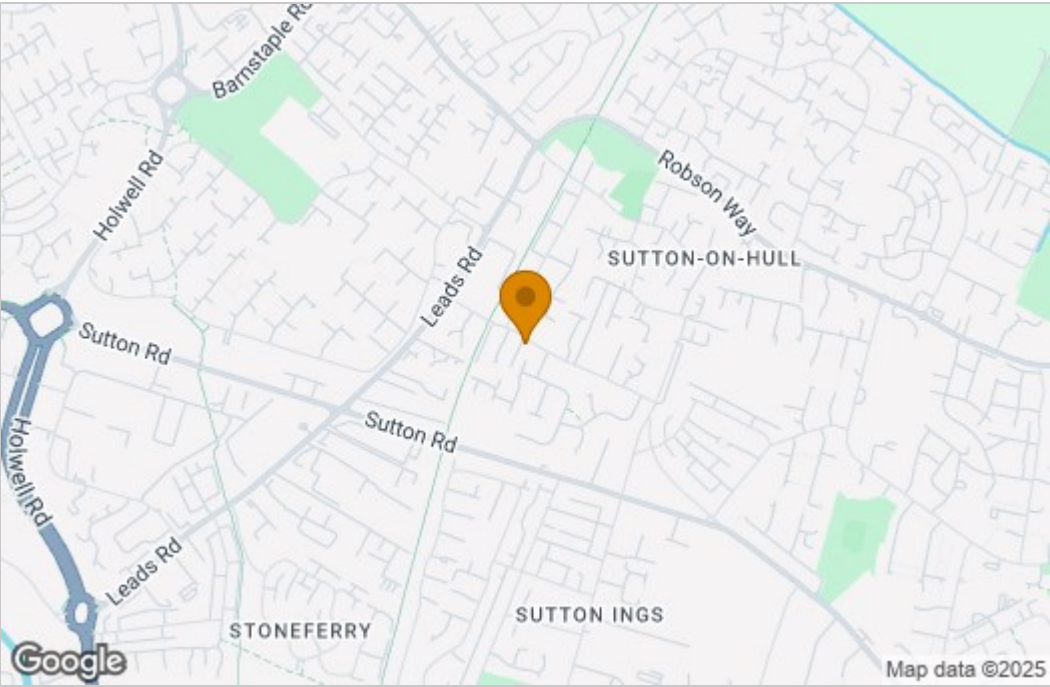
Floor Plan



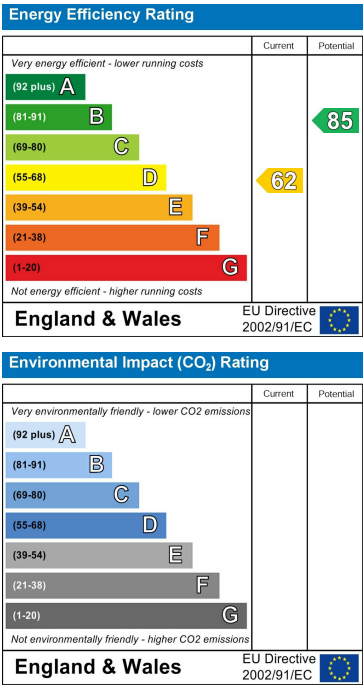
Total floor area: 93.3 sq.m. (1,004 sq.ft.)

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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