

Whitakers

Estate Agents



50 Winchester Close, Hull, HU9 4TT

£149,950

This STUNNING 2 bedroom semi detached TRUE bungalow is available to purchase with NO ONWARD CHAIN!

Having been fully refurbished by the current owner and immaculately presented throughout, the property would be ideal for those looking to downsize to lateral living whilst still being within easy reach of amenities!

Well situated in this popular and peaceful residential location to the East of the City, the property is ideally positioned for local shops and amenities as well as benefiting from excellent transport links.

Briefly comprising; entrance hallway, lounge, kitchen, sun room, two bedrooms and a bathroom together with gas central heating and majority uPVC Double glazing throughout, the property also benefits from a garage, enclosed rear garden and block paved front garden providing off road parking hence early viewing is highly recommended!

The Accommodation Comprises

Entrance Hallway



uPVC entrance door into hallway with carpeted flooring, storage cupboard, central heating radiator and loft access hatch.

Lounge 16'4 x 10'5 (4.98m x 3.18m)



Spacious lounge with uPVC bow window to front aspect, newly carpeted flooring, wall panelling, feature fireplace and two central heating radiators.

Kitchen 10'11 x 8'11 (3.33m x 2.72m)



Newly installed kitchen with a range of fitted wall and base units, complementary work surfaces and tiled splashbacks. 4 ring ceramic hob with extractor over and electric fan oven below, stainless steel sink drainer with mixer taps over. Plumbing for automatic washing machine, central heating radiator, storage cupboard, LVT flooring, single glazed window to rear and uPVC door into.....

Sun Room 18'1 x 8'3 (5.51m x 2.51m)



With LVT flooring and Patio doors into rear garden.

Bedroom One 11'4 x 10'5 (3.45m x 3.18m)



With carpeted flooring, central heating radiator and single glazed window to rear aspect.

Bedroom Two 8'8 x 7'11 (2.64m x 2.41m)



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

Bathroom 6'6 x 5'6 (1.98m x 1.68m)

White suite comprising panel bath with mixer shower over, low flush wc and pedestal hand wash basin. Vinyl flooring, tiled walls, chrome heated towel rail and uPVC double glazed window to side aspect.

Outside



The front of the property is block paved to provide ample off road parking whilst the side driveway leads to the garage. The low maintenance rear garden is mainly paved with borders and a raised central bed with timber fencing to perimeters.

Garage

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

Tenure

The property is Freehold

Council Tax

Hull City Council
Band B

EPC

Awaiting EPC

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 - Low

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

Broadband - Basic 14 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

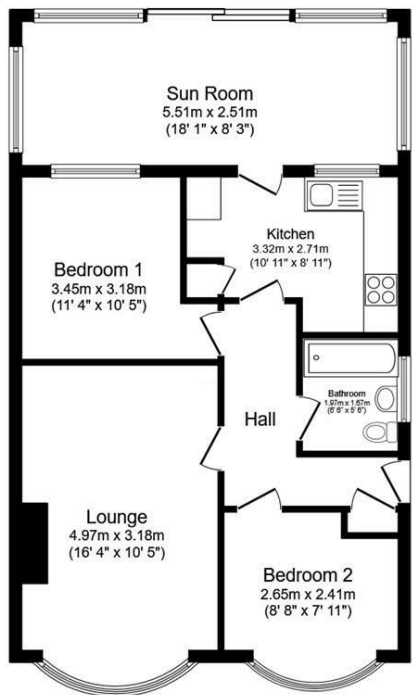
Coalfield or Mining Area - No

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

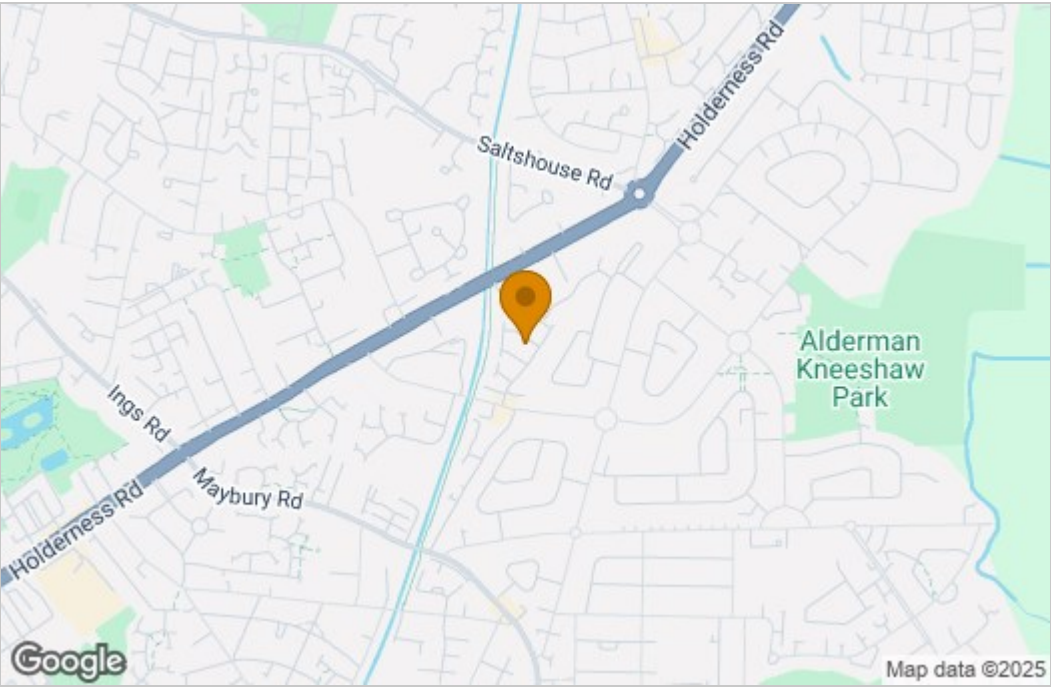


Floor Plan
Floor area 74.1 sq.m. (797 sq.ft.)

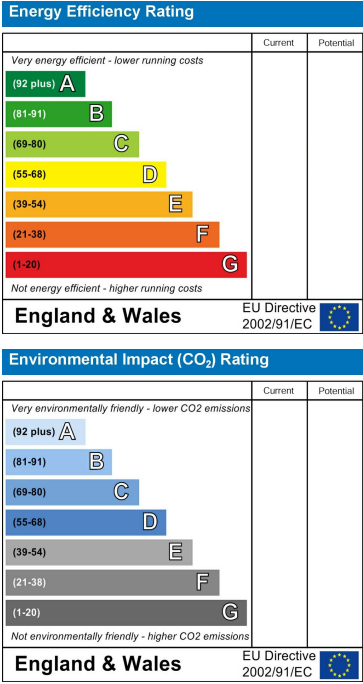
Total floor area: 74.1 sq.m. (797 sq.ft.)

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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