

# Whitakers

Estate Agents



## 21 Ridsdale, Hull, HU7 6DF

**Offers Around £137,950**

Whitakers are pleased to bring this delightful, extended two bedroom semi-detached true bungalow to the market.

Being immaculately presented throughout with ample front and rear gardens together with garage, the property is situated in a very sought after residential cul-de-sac position, close to local amenities and a short distance from Kingswood Retail Park and the wealth of retail and leisure facilities available.

Presented in "move-in" condition. the property briefly comprises; entrance, modern fitted kitchen, spacious lounge/dining room, two bedrooms and a shower room.

Also benefitting from gas central heating and UPVC double glazing throughout together with leased solar panels, internal inspection is highly recommended!

The Accommodation comprises

### Entrance Hallway



Composite Door into Entrance porch with engineered wood flooring and large storage cupboard housing central heating boiler. Opens into.....

### Kitchen 11'6 x 9'2 (3.51m x 2.79m)



The kitchen has a range of modern base and wall units with contrasting work surfaces, and matching splash backs, a built in electric oven with induction hob and extractor, space for a fridge freezer and dryer and plumbing for an automatic washing machine, two uPVC double glazed windows to the side aspect and engineered wood effect flooring and central heating radiator.

### Lounge/Dining Room 20'9 x 11'1 (6.32m x 3.38m)



Spacious lounge with ample space for dining, uPVC double glazed bay window to the front aspect, carpeted flooring and two central heating radiators.

### Bedroom One 10'9 x 11'1 (3.28m x 3.38m)



With UPVC window to rear aspect, laminate flooring, central heating radiator and fitted wardrobes.

### Bedroom Two 8'11 x 9'3 (2.72m x 2.82m)



UPVC double glazed door and window to the rear aspect, central heating radiator and carpet flooring.

### Shower Room 6 x 7 (1.83m x 2.13m)



Modern fitted shower room comprising walk in shower with glazed screen and wall mounted mains rain fall shower with additional hand attachment, low flush wc and vanity sink unit. Chrome ladder style heated towel rail, vinyl flooring, tiled walls and UPVC window to side aspect.

### Outside



Approached via pedestrian walk-way, to the front of the bungalow there is a generous low maintenance garden with mature shrubs and wrought iron fencing and gate to boundary and side access to rear.

To the rear of the bungalow there is a well presented low maintenance garden with astro turf lawn, seating areas and two timber wood storage sheds whilst there is timber fencing to boundaries and gate access to the side of the property.

The bungalow has a detached garage with up/over door and lease solar panels.

## Garage



Off site garage with up and over door.

### Tenure

The property is Freehold

### Council Tax

Council Tax band A

Kingston upon Hull City Council

### EPC

EPC rating A

### 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 20 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - Whilst there are planning applications for the area, none are specific to the property

### 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.

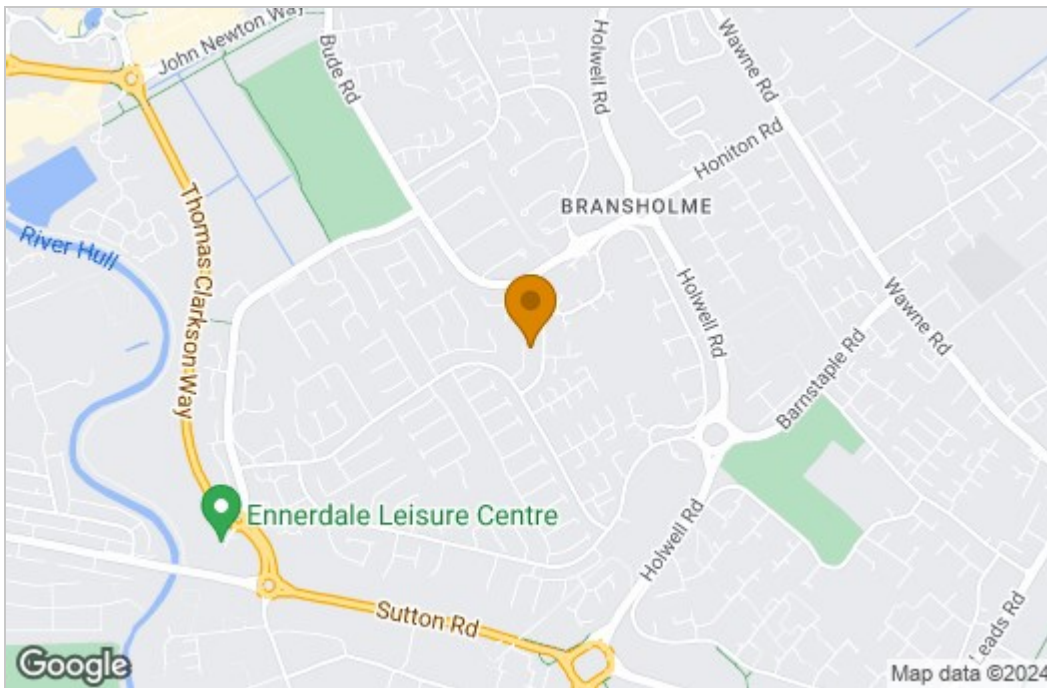
# Floor Plan

## Ground Floor

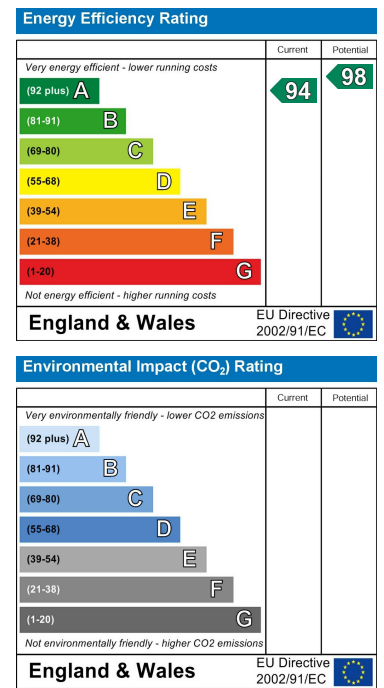


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## 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.