

Whitakers

Estate Agents



1 Abbotsford Close, Hull, HU5 4BN

Asking Price £209,950

Situated in this sought after location we welcome to the market this two bedroom detached bungalow. Well presented throughout and set in maintained gardens we encourage internal inspection to show what is on offer.

Briefly comprising; entrance hall, lounge, kitchen, sun lounge, two bedrooms and shower room. To the front aspect there is a lawned garden with driveway leading to the garage. To the rear of aspect there is a maintained gravelled garden.

With transport links to the City Centre and close by to local amenities.

The Accommodation Comprises

Entrance Hall

UPVC double glazed entrance door, large storage cupboard housing the gas central heating boiler, coved ceiling and access to the loft space.

Kitchen 10'1" x 7'10" max (3.08 x 2.40 max)



UPVC double glazed window, gas central heating radiator, fully tiled and fitted with a range of base wall and drawer units with fitted worktops and a stainless steel single drainer sink unit and mixer tap, plumbing for an automatic washing machine, provisions for gas and electric cooking.

Lounge 19'1" x 11'4" max (5.84 x 3.46 max)



UPVC double glazed bow window, two gas central heating radiators, Adam style fireplace and a coved ceiling.

Shower Room



UPVC double glazed window, towel rail radiator, down lighter and an extractor fan. Fully tiled and fitted with a three piece suite comprising shower cubicle, vanity wash basin and a low flush W.C.

Bedroom One 12'4" x 9'6" (3.76 x 2.92)



UPVC double glazed window, gas central heating radiator, fitted wardrobes and a coved ceiling.

Bedroom Two 9'10" x 9'8" max (3.00 x 2.95 max)



UPVC double glazed window, gas central heating radiator and a coved ceiling. Leads to;

Sun Lounge 9'6" x 8'3" (2.92 x 2.52)



UPVC double glazed windows and rear entrance door, laminate flooring, dado rail and a coved ceiling.

Gardens



To the front of the property there is a lawned garden with a boundary hedge and a long driveway leading to the garage. At the rear of the property there is an easily maintained gravelled garden with a boundary wall and flower borders.

Garage

Pre cast sectional garage with an up and over main door, side personal door and power laid on.

Tenure

The property is freehold.

Council Tax

Council Tax Band C

Additional products and services

Whitakers 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.

Disclaimer

Services, fittings & equipment referred to in these sale 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.

Other services

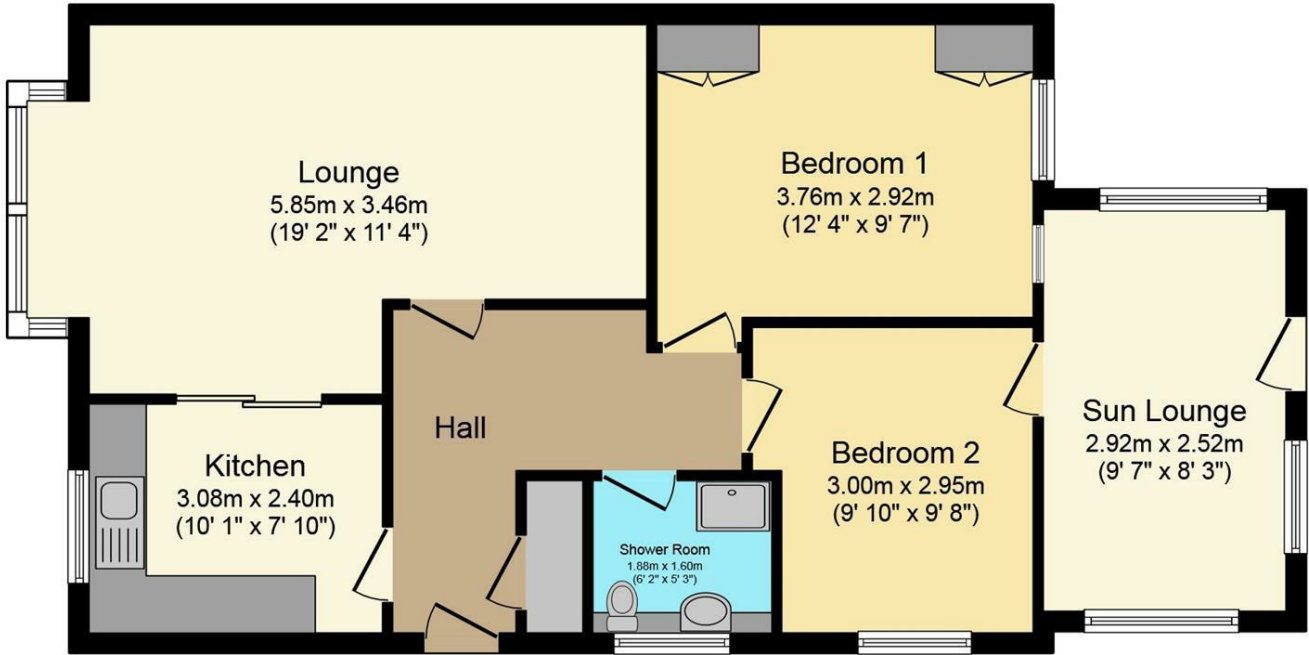
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Sales valuations

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.

Floor Plan



Floor Plan

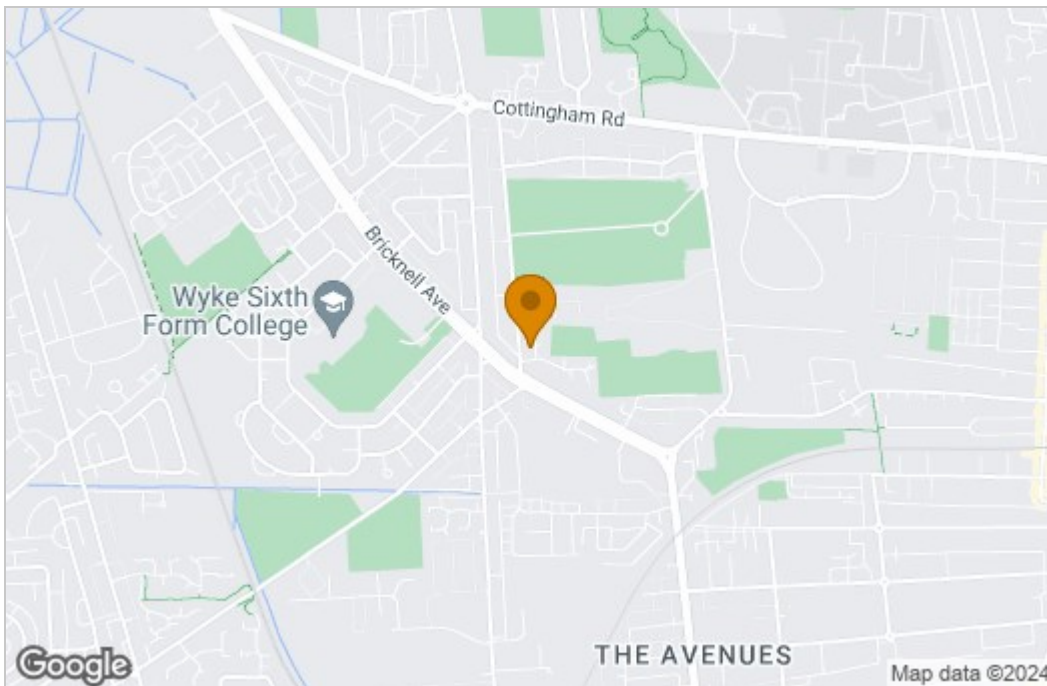
Floor area 75.7 sq.m. (815 sq.ft.) approx

Total floor area 75.7 sq.m. (815 sq.ft.) approx

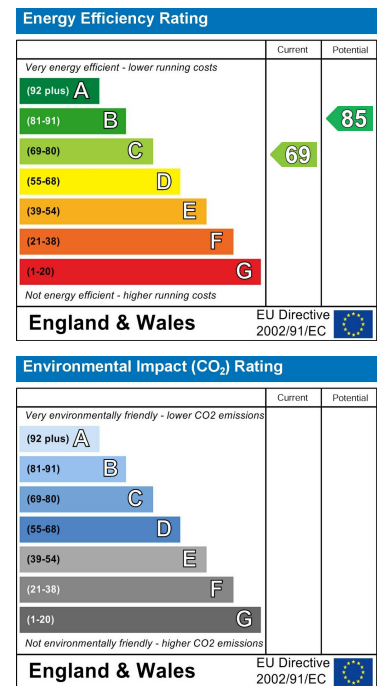
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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.

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