

# Whitakers

Estate Agents



## 7 Stainton Walk, Hull, HU3 5EH

**£185,000**

This neatly presented three bedroom property is located on a private modern estate off Hawthorne Avenue; this location is between the well connected Anlaby Road and Hessle Road with multiple routes to the Hull city centre, and is also serviced by an abundance of local amenities.

Briefly comprising entrance hall with cloakroom, spacious lounge and fitted kitchen to the ground level; the first floor boasts a master bedroom with en-suite shower room, two good bedrooms and a bathroom furnished with a three-piece suite.

Externally to the front aspect there is a small lawned garden with stocked borders. A block paved path leads to a gate that opens to the rear garden : laid to lawn with fencing to the surround. A block paved path leads to the gate opening to the parking spaces and garage.

Early viewing is recommended to avoid disappointment.



The accommodation comprises

#### Front external



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#### Ground floor

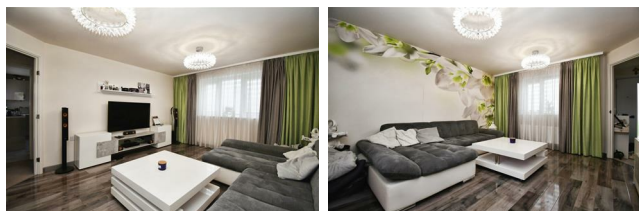
##### Entrance hall

Composite entrance door, central heating radiator and carpeted flooring. Leading to :

##### Cloakroom

UPVC double glazed window, central heating radiator, cushion effect laminate flooring and furnished with a two-piece suite comprising vanity sink with mixer tap and low flush W.C.

Lounge 14'9" x 11'11" (4.50m x 3.64m )



Two UPVC double glazed windows, central heating radiator and laminate flooring.

Kitchen / diner 15'7" x 10'5" (4.76m x 3.19m )



UPVC French doors to the rear garden, UPVC double glazed window, central heating radiator, under stairs storage cupboard, laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with upstand laminate above, sink with mixer tap and a range of

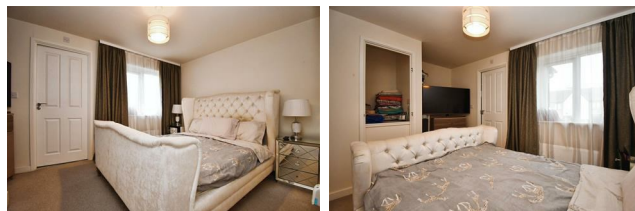
integrated appliances including : oven with hob and hood above, washing machine and dishwasher.

#### First floor

##### Landing

UPVC double glazed window, central heating radiator and carpeted flooring. Leading to :

Master bedroom 9'6" x 13'8" (2.91m x 4.17m )



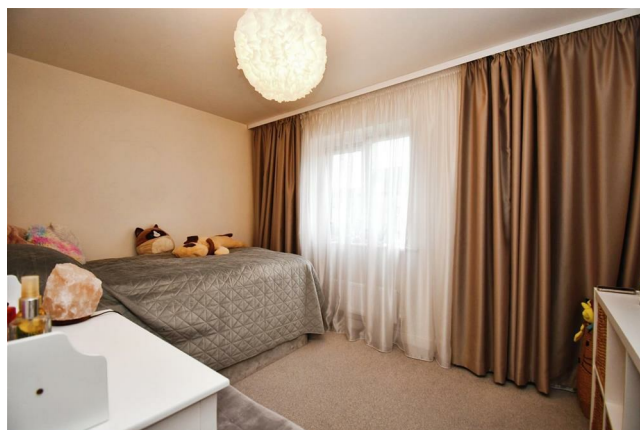
UPVC double glazed window, central heating radiator, over stairs storage cupboard and carpeted flooring.

##### En suite shower room



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with cushion effect laminate flooring and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap and low flush W.C.

Bedroom two 11'0" x 11'11" (3.37m x 3.64 )



With access to the loft hatch, UPVC double

glazed window, central heating radiator and carpeted flooring.

Bedroom three 6'4" x 8'8" (1.94m x 2.66m )

UPVC double glazed window, central heating radiator and carpeted flooring.

#### Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with cushion effect laminate flooring and furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap and low flush W.C.

#### Rear external



The rear garden is laid to lawn with fencing to the surround. A block paved path leads to the gate opening to the parking spaces and garage.

#### View of the communal green



#### Tenure

The property is held under Freehold tenureship

#### Council tax band

Local Authority - Kingston-upon-hull (city And County Of)

Local authority reference number - 00040434000701

Council Tax band - A

#### EPC rating

EPC rating - B

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - Ultrafast 1000 Mbps

Broadband - EE / Vodafone / Three / O2

Coastal Erosion - No

Coalfield or Mining Area - No

#### 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 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.

#### Free Market Appraisals / Valuations

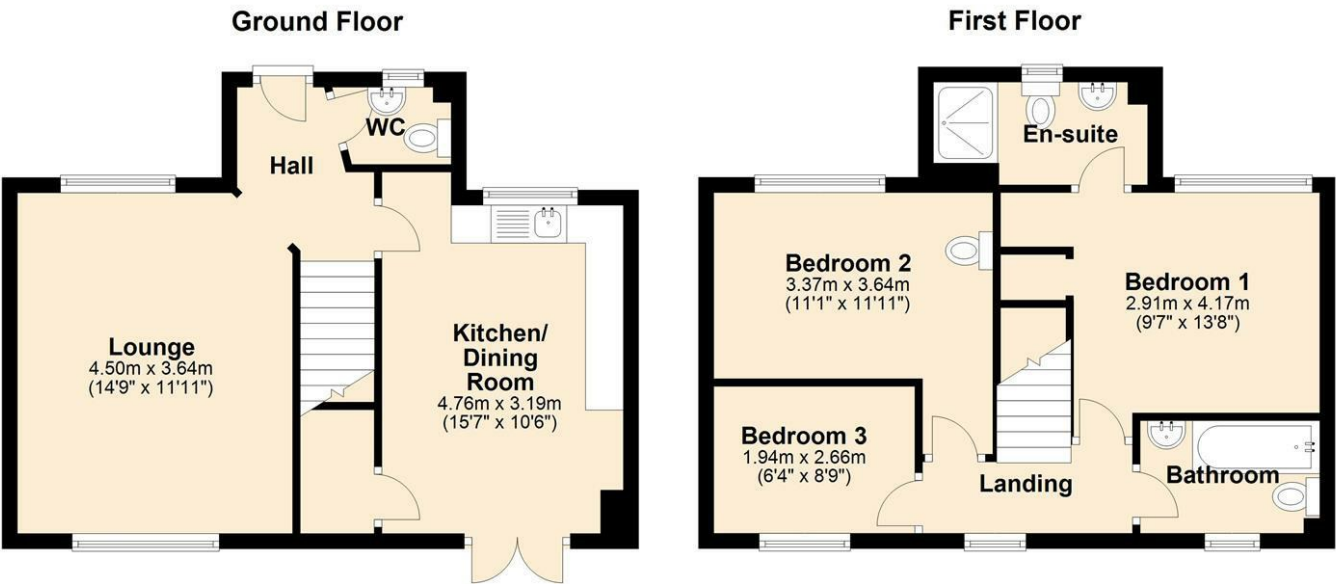
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration

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Floor Plan

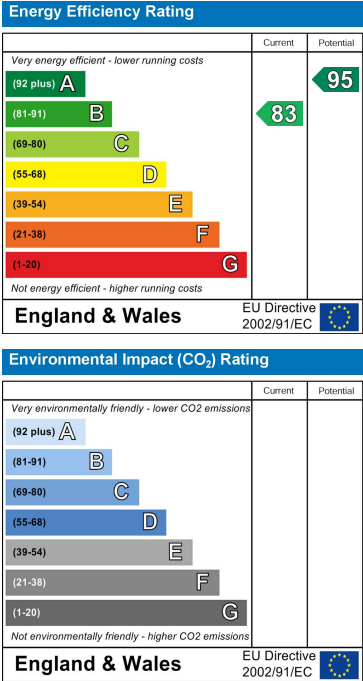


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.