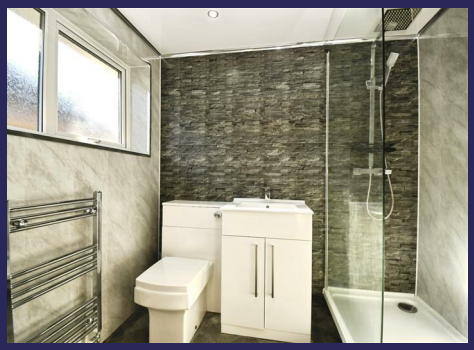
Whitakers
Estate Agents









9 Clarondale, Hull, HU7 4AS

Offers Around £150,000

This well presented 2 Bedroom Detached TRUE BUNGALOW with spacious conservatory and OFF STREET PARKING is available to purchase with NO ONWARD CHAIN!

Situated within a peaceful cul-de-sac on ever popular Sutton Park, well positioned for local shops and amenities as well as highly regarded local schools, the property is also just a short drive from the wealth of Retail and leisure facilities of both Kingswood Retail Park and North Point Shopping Centre.

Briefly comprising; entrance hallway, modern shower room, fitted kitchen, spacious lounge with open fireplace, a most spacious conservatory and two bedrooms, the property also benefits from uPVC double glazing and gas central heating.

Externally the property features a lovely mature front garden with pedestrian access whilst the enclosed rear garden also offers parking for multiple vehicles hence this represents an outstanding opportunity to purchase a most spacious detached bungalow in a most popular and sought after location.

The Accommodation Comprises

Entrance Hallway



Composite side entrance door into spacious hallway with laminate flooring, central heating radiator, storage cupboard and access hatch to loft which houses the central heating boiler.

Shower Room



Recently fitted modern shower room comprising a walk in double shower cubicle with dual head mains shower and glazed screen, low flush wc and hand wash basin housed in vanity unit. Panelled walls, vinyl tiled flooring, chrome heated towel rail, ceiling spot lights and uPVC window to side aspect.

Kitchen 9'11 x 7'11 (3.02m x 2.41m)





With a range of fitted wall and base units, contrasting work surfaces and splashbacks. Mid level electric fan oven, ceramic 4 ring hob with extractor over and stainless steel one and a half bowl sink/drainer. Plumbing for automatic washing machine, space for under counter appliance, laminate flooring and uPVC door into conservatory.

Lounge 17'9 x 11' (5.41m x 3.35m)





The spacious lounge features a uPVC window to front aspect, laminate flooring, central heating radiator and fireplace with open fire and tiled hearth whilst a door from the lounge leads to bedroom two.

Conservatory 10'7 x 17'10 (3.23m x 5.44m)





The large conservatory features laminate flooring, two central heating radiators, tinted glass to windows and uPVC French doors into rear garden.

Bedroom One 9'11 x 12'2 (3.02m x 3.71m)





With uPVC window to rear, laminate flooring and central heating radiator.

Bedroom Two 7'3 x 9'1 (2.21m x 2.77m)



With uPVC windows to front and side, laminate flooring and central heating radiator.

Outside





The front of the property is approached via pedestrian walkway and is laid mainly to lawn with mature borders, timber fencing and side access gate to the rear. The rear garden is aain laid to lawn with an array of mature plants and shrubs, two storage sheds, timber fencing and double gates giving access to the spacious side driveway providing ample off road parking.

Tenure
The property is Freehold

Council Tax
Council Tax band B
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 - Ultrafast 5500 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

Offering on a property
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Whitakers Estate Agent Declaration:
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

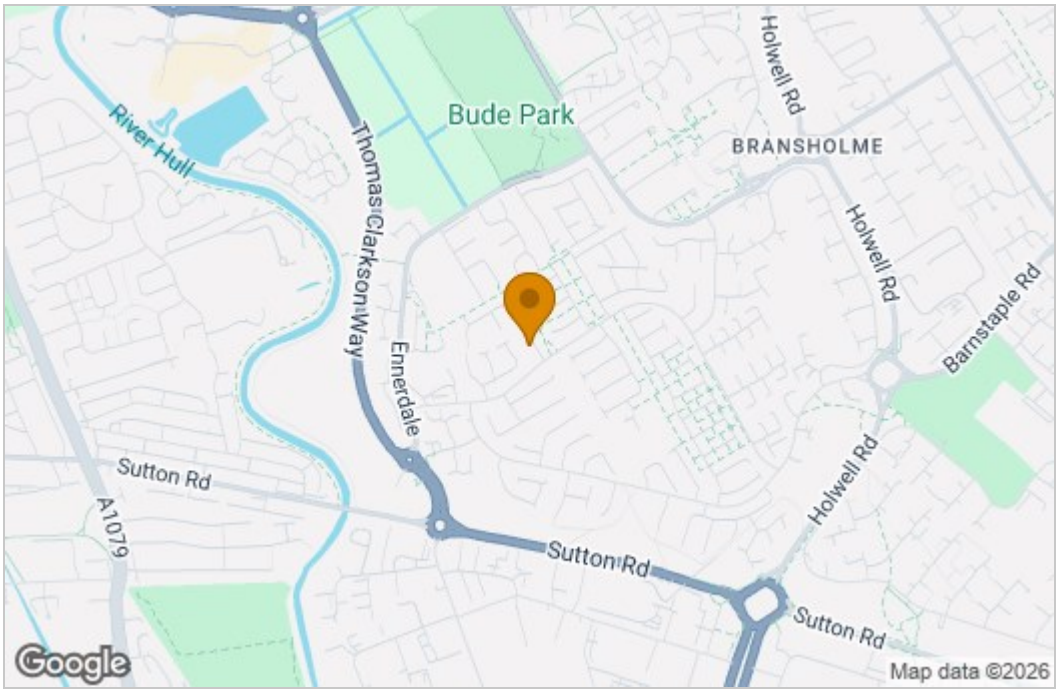
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to

check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

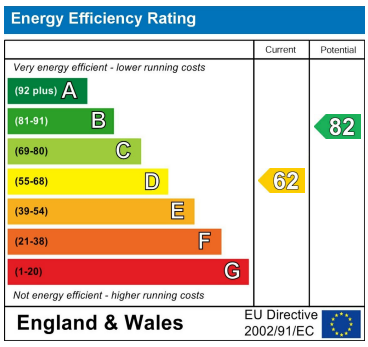
Floor Plan

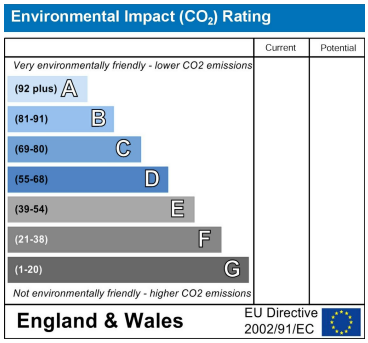


Area Map



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.

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