

Whitakers

Estate Agents



143 Newtondale, Hull, HU7 4BQ

Asking Price £134,950

SITUATED ON THE EVER POPULAR FAMILY FRIENDLY SUTTON PARK DEVELOPMENT, THIS EXTENDED MODERN STYLE MID TERRACE HOUSE IS LOCATED HANDILY FOR LOCAL SCHOOLS AND SHOPS AND WITHIN EASY REACH OF ALL OF THE SHOPPING AND LEISURE AMENITIES THAT KINGSWOOD HAS TO OFFER.

THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE AND DINING AREA, RECENTLY FITTED BREAKFAST KITCHEN, THREE FIRST FLOOR BEDROOMS OF EXCELLENT PROPORTION AND A FAMILY BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

SET WITHIN GOOD SIZED GARDENS THE PROPERTY IS READY TO MOVE STRAIGHT INTO AND APPOINTMENTS IN ORDER TO VIEW ARE ENCOURAGED.

Entrance Hall



Nice and spacious with staircase off, a radiator and access to: the lounge.

Lounge



Window to the front aspect, a radiator and opens to the dining area.

Dining Area

Window to the rear aspect and a radiator.

Fitted Breakfast Kitchen 19'6" x 8'4" (5.95 x 2.55)



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Window to the side aspect, plumbing for an automatic washing machine, spotlights to the ceiling, partially tiled walls and there are French Doors to the rear aspect giving access to the garden. The kitchen is newly fitted, great for the next buyer to move straight in!

First Floor Landing

Bedroom One



Window to the front aspect and a radiator

Bedroom Two



Window to the rear aspect and a radiator

Bedroom Three



Includes the bulk head, with a window to the front aspect and a radiator.

Family Bathroom



A white suite to comprise panelled shower bath, wash hand basin within a vanity unit and a low level wc. A plumbed shower unit over the bath with a shower screen to the bath side and there is a chrome heated towel rail.

Outside



To the front of the property is a garden laid to decorative aggregates and to the rear.

Council Tax

Hull City Council tax band B

Tenure

Freehold

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 under a tiled roof

Conservation Area - No

Flood Risk -Very low

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

Broadband - Basic 15 Mbps Ultrafast 1000 Mbps

Coastal Erosion - No

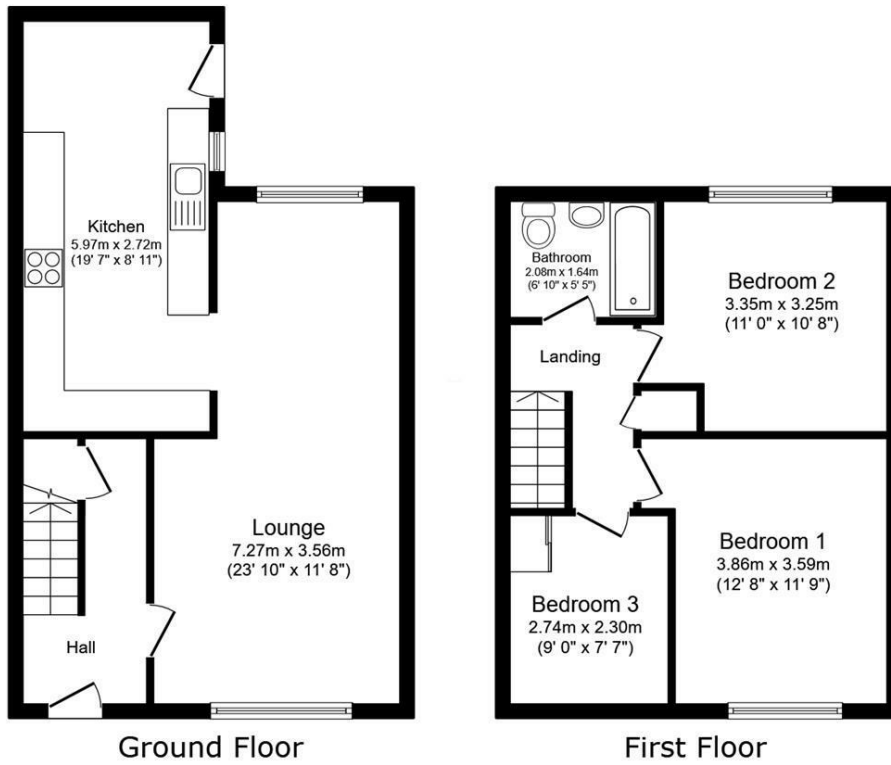
Coalfield or Mining Area -No

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.

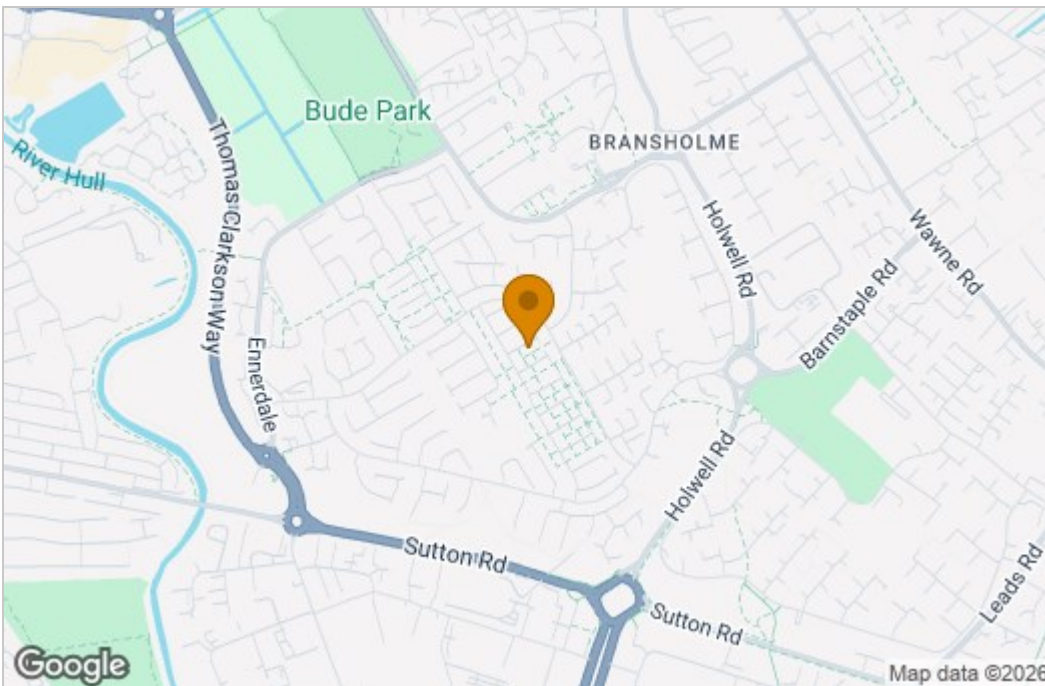
Floor Plan



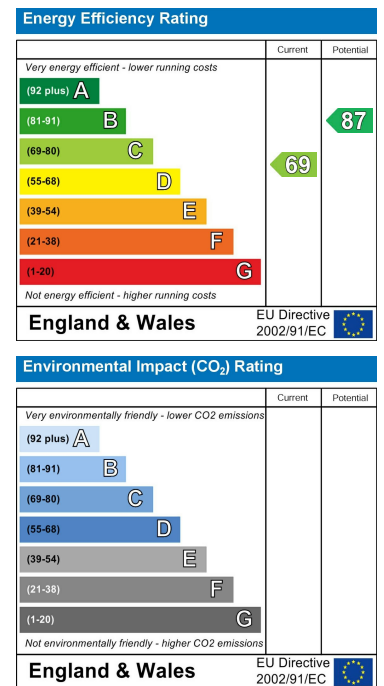
Total floor area: 87.2 sq.m. (939 sq.ft.)

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



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.