Whitakers
Estate Agents

43 Woodheys Park, Hull, HU7 3AN

Asking Price £145,000

SITUATED ON THE EVER POULAR KINGSWOOD DEVELOPMENT, HANDILY PLACED FOR ALL OF THE FABULOUS SHOPPING AND LEISURE AMENITIES ON THE DOORSTEP, THIS MODERN "MEWS" TYPE PROPERTY IS AN IDEAL OPPORTUNITY FOR THE FIRST TIME BUYER AND THE BUSY PROFESSIONAL. THE ACCOMMODATION BRIEFLY AFFORDS LOUNGE, FITTED KITCHEN WITH APPLIANCES, UTILITY ROOM WITH WC, TWO FIRST FLOOR BEDROOMS AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING

WITH TWO OFF STREET CAR PARKING SPACES TO THE FRONT AND A PLEASANT ENCLOSED GARDEN TO THE REAR, FURTHER ENQUIRIES IN ORDER TO VIEW ARE WELCOME.

Lounge 14'3" x 12'1" (4.36 x 3.7)

French Doors and screens to the rear aspect allowing plenty of natural light and access to the rear garden. Staircase off, a radiator and there are sliding doors which can be utilised to separate the lounge and kitchen or have the choice of open plan.

Fitted Kitchen 9'4" x 7'10" (2.85 x 2.39)

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 front aspect, a radiator and integrated appliances include an electric oven, four ring gas hob and an over head extractor canopy.

Utility Room

A fitted floor unit housing a stainless steel round bowl sink unit with mixer tap, plumbing for an automatic washing machine, a radiator and there is a low level wc unit.

Landing

With a built in storage cupboard and access to :

Bedroom One 8'6" x 12'1" (2.60 x 3.70)

Window to the front aspect and a radiator

Bedroom Two 9'1" x 12'1" (2.79 x 3.70)

Window to the rear aspect and a radiator.

Bathroom

A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Partially tiled walls and there is a shower attachment to the bath with a shower screen to the bath side.

Enclosed Rear Garden

Laid to lawn with a paved patio area.

Off Street Car Parking

There are spaces for two vehicles to the front of the property.

Council Tax

Hull City Council tax band A

EPC

EPC Rating C

Tenure
Freehold

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.

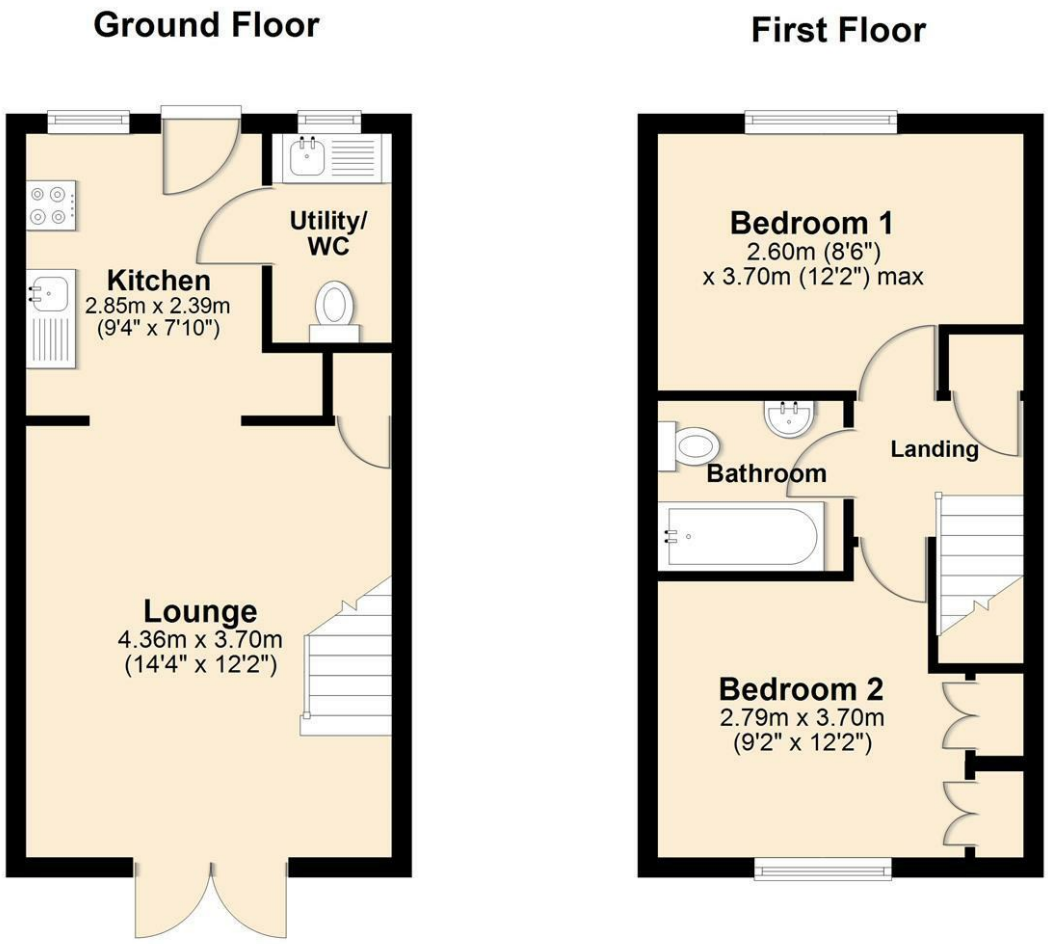
Agents Notes:
Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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.

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.

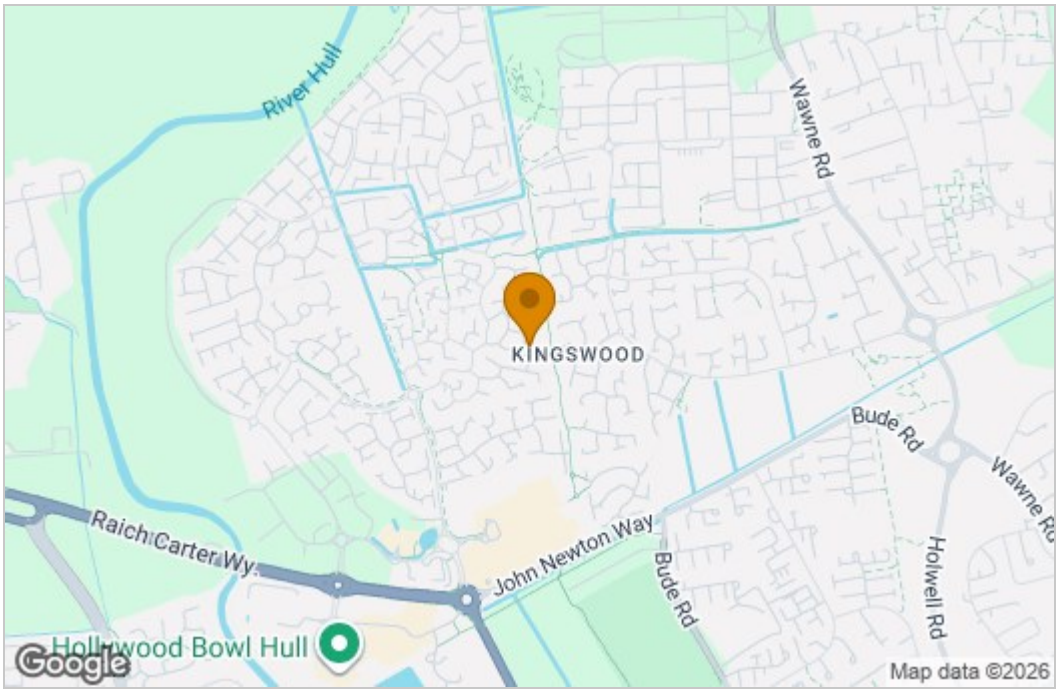
Material Information:
Construction - Brick under a tiled roof
Conservation Area - No
Flood Risk -Very low
Mobile Coverage/Signal -Yes
Broadband - Yes
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

Floor Plan

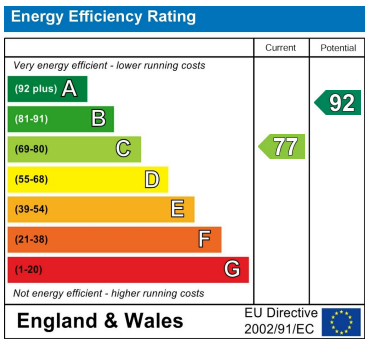


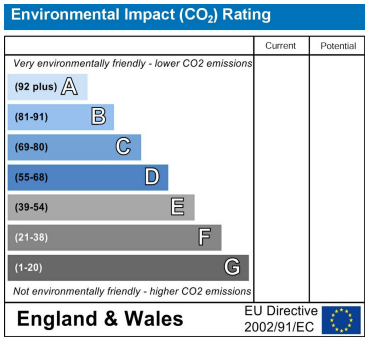
Total area: approx. 54.2 sq. metres (583.3 sq. feet)

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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