

Whitakers

Estate Agents



3 Stonesdale, Hull, HU7 6DU

Guide price £135,000

*** GUIDE PRICE £135,000 - £140,000 ***

THIS SEMI DETACHED TRUE BUNGALOW IS AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN!

Originally built as a 2 bedroom bungalow, the property is currently configured as a 1 bedroom but can easily be changed back to its original design.

Situated on ever popular Sutton Park, close to local shops and amenities as well as highly regarded schools, the property is only a short drive from Kingswood Retail Park and its wealth of retail and leisure facilities as well as being just a short stroll from Aldi supermarket!

Briefly comprising, entrance hallway, through lounge/dining room, kitchen, bedroom and bathroom, the property also benefits from front and rear gardens and garage together with gas central heating and uPVC double glazing!

This represents an outstanding opportunity for the buyer to put their own stamp on a desirable property in a popular and sought after area hence early viewing is strongly recommended!

The Accommodation Comprises

Front Porch



Porch with uPVC door and widows and tiled flooring to the side of the property with uPVC door into entrance hallway.

Entrance Hallway



With carpeted flooring, central heating radiator and storage cupboard.

Lounge 16'4 x 9'11 (4.98m x 3.02m)



With uPVC window to front aspect, carpeted flooring, central heating radiator and fire surround with inset electric fire. Archway leads through to.....

Dining Room 11'4 x 9'11 (3.45m x 3.02m)



Originally configured as the second bedroom with carpeted flooring, central heating radiator, door to hallway and uPVC door and glazed side panel into conservatory.

Kitchen 7'4 x 8'9 (2.24m x 2.67m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. 4 ring gas hob with extractor over and electric fan oven below. Stainless steel sink/drainer, plumbing for automatic washing machine, tiled flooring and uPVC window to front aspect.

Conservatory 7'6 x 7'3 (2.29m x 2.21m)



With tiled flooring and uPVC French doors into rear garden.

Bedroom 11'3 x 8'10 (3.43m x 2.69m)



Extended to the rear, the double bedroom features fitted wardrobes. carpeted flooring, central heating radiator and uPVC window to rear aspect.

Bathroom



Panel bath with electric shower over, low flush wc and hand wash basin. tiled walls and flooring, central heating radiator and uPVC window to side aspect.

Outside



The front garden is laid to decorative aggregate with walls to perimeters and wrought iron gate to side. The low maintenance rear garden is paved with rear and side gates and walls to perimeter.

Garage

Located to the rear of the property with up and over door, electric supply and door into rear garden.

Tenure

The property is Freehold

Council Tax

Council Tax band B

Kingston upon Hull City Council

EPC

Awaited

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 - Basic 5 Mbps, 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.

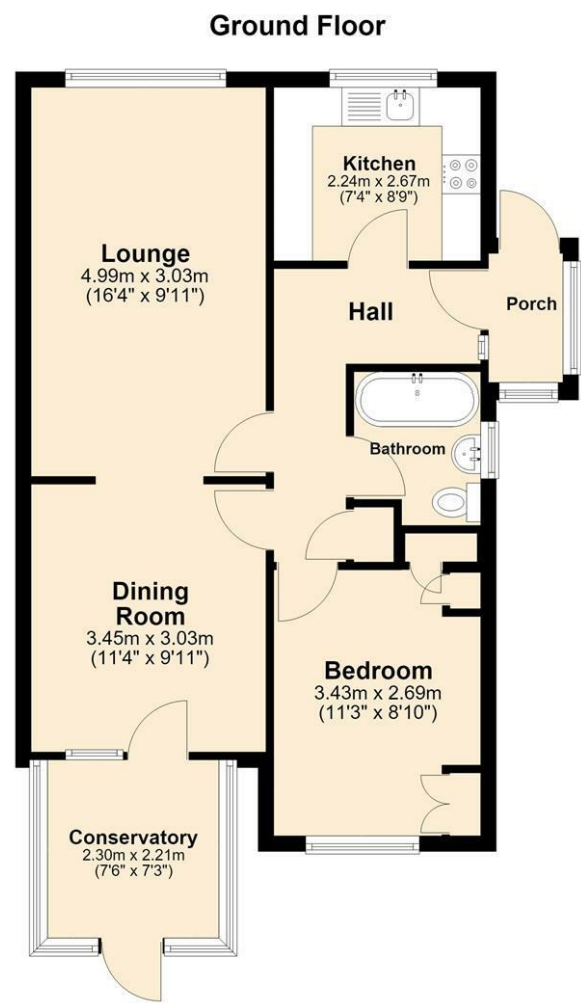
Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property

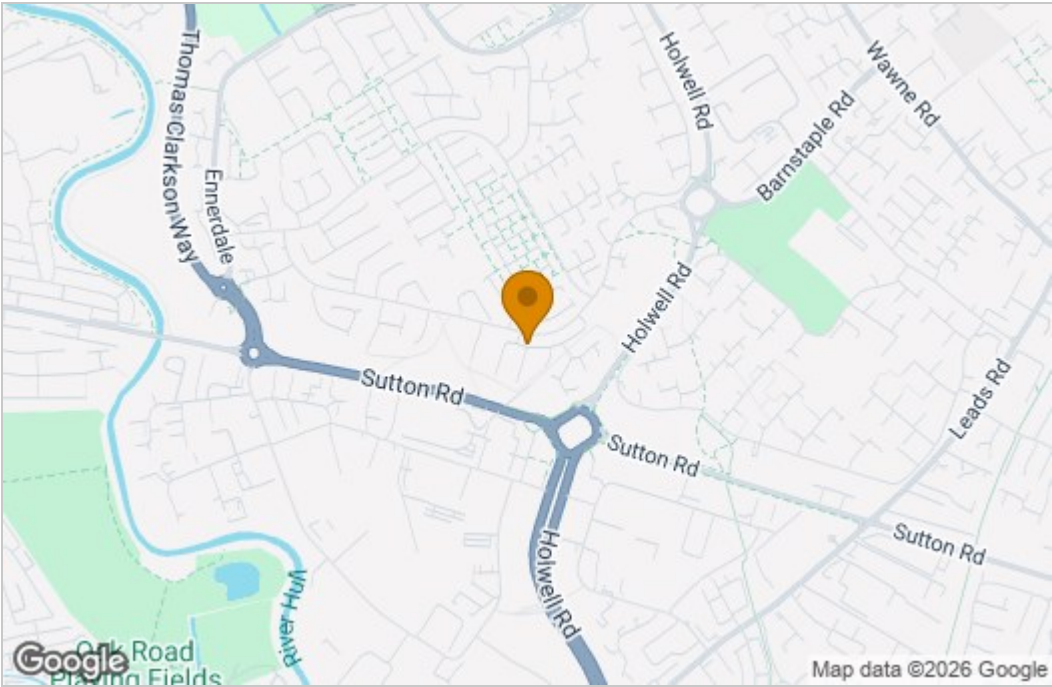
whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, 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.

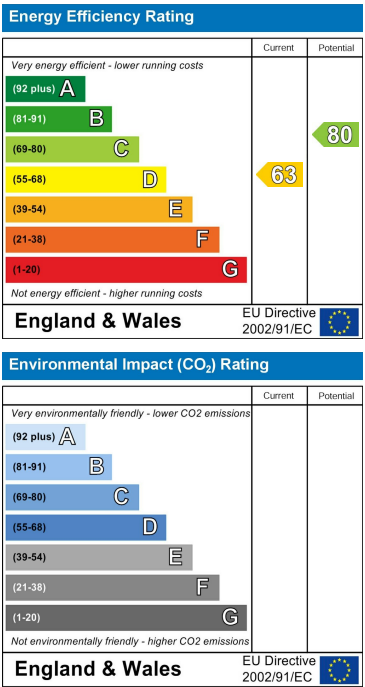
Floor Plan



Area Map



Energy Efficiency Graph



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