Whitakers
Estate Agents









9 Thistlewood Court, Hull, HU7 4JS

Offers In The Region Of £220,000

Sold with NO CHAIN and situated on this very popular development to the East of the City and enjoying a pleasant outlook within a quiet cul-de-sac, this modern style detached house is laid out over three floors and represents a fabulous opportunity for the growing family.

The accommodation briefly comprises entrance hall, cloak room, lounge and fitted kitchen to the ground floor, two bedrooms with master en suite to the first floor and two further bedrooms and a family bathroom to the top floor.

With gas central heating to radiators and double glazing, the property enjoys gardens of generous proportion and a n attached brick built garage and appointments to view this sought after build design are welcome.

Ground Floor

Entrance Hall
Laminate flooring, staircase off, built in storage cupboard and a radiator.

Cloak Room



Wash hand basin with a pedestal, a low level wc and a radiator.

Lounge 12'9" x 9'10",282'1" (3.91 x 3,86)




A window to the front aspect, French Doors giving access to the rear garden and a radiator.

Kitchen 12'9" x 11'2" (3.91 x 3.41)




A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap and a matching breakfast bar,. Windows to the front and rear aspects, tiled floor and partially tiled walls, plumbing for an automatic washing machine, two radiators and integrated appliances include an electric oven, four ring gas hob and a stainless steel over head extractor canopy

First Floor Landing
Window to the front aspect and a radiator.

Bedroom One 12'10" x 12'7" max (3.93 x 3.85 max)




Windows to the front and rear aspects, fitted wardrobe, dressing table unit and drawers and a radiator.

En Suite




A plumbed shower unit within an independent enclosure, wash hand basin and a low level wc. Radiator and a shaver socket.

Bedroom Two 13'1" x 12'4" (4.00 x 3.78)




Window and "Velux" style windows to two aspects and there is a radiator.

Top Floor



Bedroom Three 12'9" x 12'10" (3.90 x 3.92)




Window and "Velux" style windows to two aspects and a radiator.

Bedroom Four 11'5" x 12'10" (3.50 x 3.92)




Window and "Velux" style window to two aspect and a radiator

Family Bathroom



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

Gardens






To the rear of the property is a garden of generous proportion which is laid to paved patio, decorative aggregates, a lawn and a decking area with pergola. There is also an outside tap.

Garage



Brick built with an up and over vehicular door and side personnel door.

Council Tax

Hull CIty Council - Band D

Tenure

This property is 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.

Material Information:

Construction - Brick under tiled roof
Conservation Area - No
Flood Risk -Low
Broadband - Basic 7 Mbps, Ultrafst 1000 Mbps
Mobile Coverage EE, Vodafone, O2 and Three
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 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



Ground Floor
Floor area 47.4 m² (510 sq.ft.)



First Floor
Floor area 47.1 m² (507 sq.ft.)



Second Floor
Floor area 47.5 m² (512 sq.ft.)

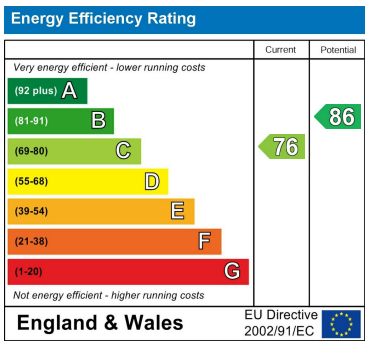
TOTAL: 142.0 m² (1,529 sq.ft.)

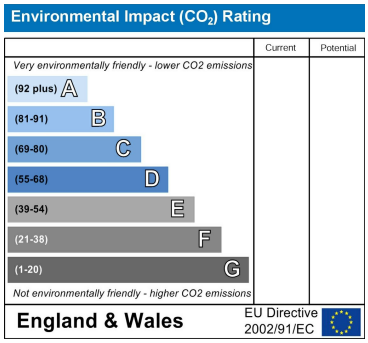
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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