

Whitakers

Estate Agents



5 Cloverbank View, Hull, HU6 7YB

Asking Price £152,500

ENJOYING A QUIET CUL-DE-SAC POSITION ON THIS POPULAR DEVELOPMENT TO THE NORTH OF THE CITY, WITH EXCELLENT TRANSPORT LINKS TO THE CITY CENTRE AND BEVERLEY, THIS WELL PRESENTED SEMI DETACHED HOUSE IS A PLEASANT STROLL AWAY FROM THE SHOPPING AND LEISURE AMENITIES THAT KINGSWOOD HAS TO OFFER AND WILL APPEAL TO THE FIRST TIME BUYER AND INDEED THE PURCHASER LOOKING TO DOWN SIZE.

THE ACCOMMODATION AFFORDS ENTRANCE HALL, LOUNGE AND DINING AREA, FITTED KITCHEN, CONSERVATORY, TWO FIRST FLOOR FITTED BEDROOMS OF GOOD PROPORTION AND A BATHROOM. WITH GAS CENTRAL HEATING TO RADIATORS, DOUBLE GLAZING, ATTRACTIVE GARDENS AND A SIDE DRIVEWAY TO A BRICK BUILT GARAGE, INTERNAL INSPECTION WILL NOT DISAPPOINT.

Entrance Hall

Giving access to:

Lounge and Dining Area 18'11" x 11'5" (5.78 x 3.48)



Windows to the front and side aspects allowing plenty of natural light, feature fire surround with onyx effect back and hearth incorporating an electric fire, two radiators and a staircase off.

Fitted Kitchen 7'3" x 11'4" (2.21 x 3.47)



A range of fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with mixer tap.. Tiled floor and partially tiled walls, a radiator and integrated appliances include an electric oven and grill, electric hob, over head extractor canopy and a fridge/freezer.

Conservatory 12'5" x 9'1" (3.81 x 2.78)



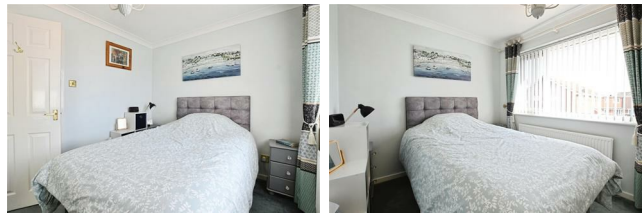
Tiled floor and a radiator and access to the rear garden.

Bedroom One 11'2" x 11'5" (3.41 x 3.48)



Window to the rear aspect, Fitted wardrobes and drawers and a radiator.

Bedroom Two 11'2" x 11'5" (3.41 x 3.48)



Window to the front aspect, fitted wardrobes and a radiator.

Bathroom



A contemporary suite in white to comprise panelled bath, wash hand basin and a low level dual flush wc within a vanity unit. There is a shower attachment to the bath, tiled floor and walls and a chrome heated towel rail.

Gardens



To the front of the property is a garden laid to decorative aggregates and to the rear an enclosed garden laid to a stepped paved patio area.

Garage



Brick built with electricity supply, accessible via a side driveway which also accommodates further off street parking amenities

EPC

EPC Rating D

Council Tax

Hull City Council tax band B

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

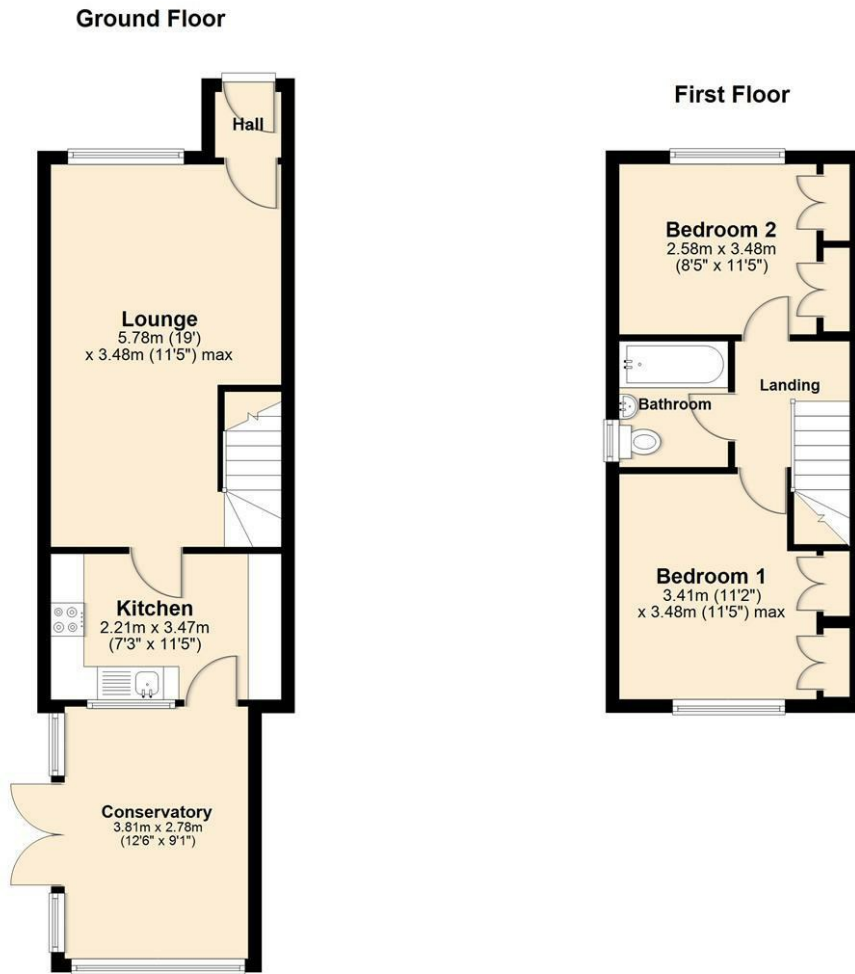
Mobile Coverage/Signal -EE/Vodafone/O2/Three
Broadband - Basic 12 Mbps Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

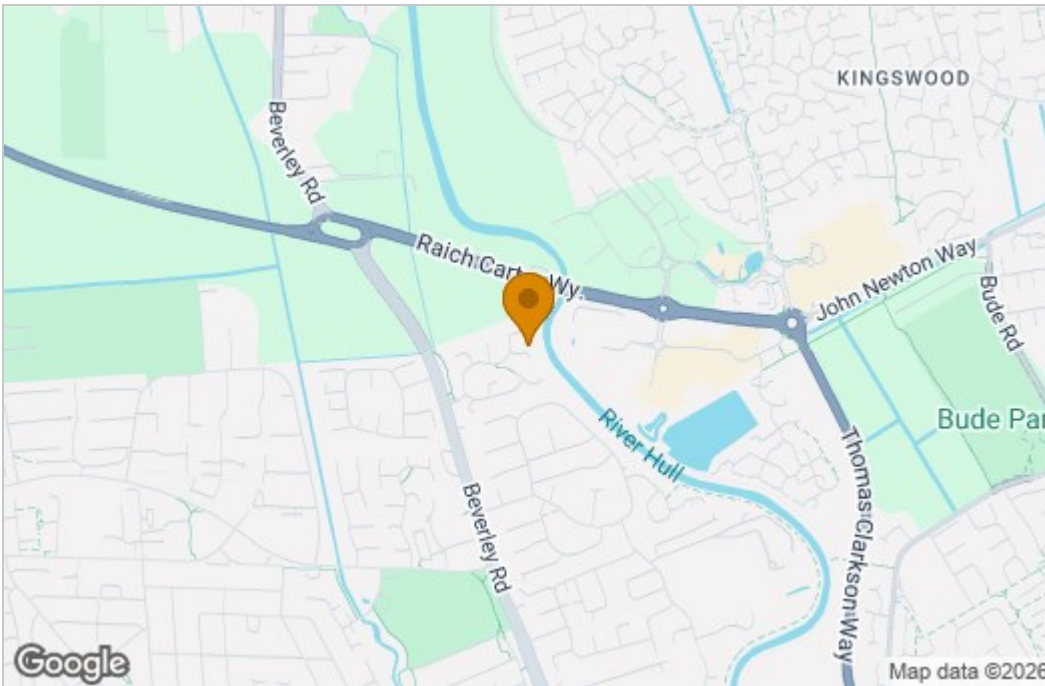
Planning -Enquiries advised

Floor Plan

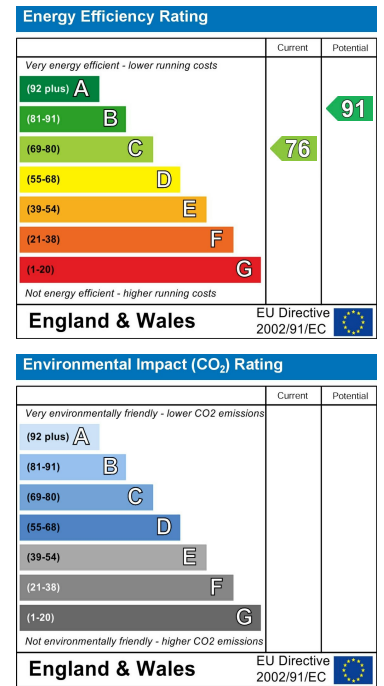


Total area: approx. 68.3 sq. metres (735.0 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.