Whitakers
Estate Agents

115 Sutton Road, Hull, HU6 7DR

Offers In The Region Of £145,000

WHITAKERS ARE DELIGHTED TO BRING THIS OUTSTANDING 3 BEDROOM TERRACED PROPERTY TO THE MARKET!

Situated on ever popular Sutton Road, close to the shops and amenities of Beverley Road and only a short drive from Kingswood Retail Park with its own wealth of retail and leisure outlets, the property is also well positioned for highly regarded schools and benefits from outstanding transport links into and around the City.

Stylishly and Tastefully presented throughout, the property briefly comprises entrance hallway, lounge, dining room, modern fitted kitchen and downstairs shower room with separate wc to the ground floor whilst there are 3 bedrooms and a bathroom to the first floor.

Externally the property boasts spacious front and rear gardens and a garage whilst also benefitting from gas central heating and uPVC double glazing.

Available in true "move-in" condition, this lovely property should appeal to both First Time Buyers and families alike hence early viewing is strongly recommended!

The Accommodation Comprises

Entrance Hallway

uPVC entrance door with glazed side panel into entrance hallway with laminate flooring, central heating radiator and stairs leading to first floor.

Lounge 11'6 x 11' (3.51m x 3.35m)

With uPVC bay window to front aspect central heating radiator and laminate flooring. Opens into....

Dining Room 10'6 x 16'1 (3.20m x 4.90m)

Continuation of laminate flooring, uPVC window to rear aspect, central heating radiator and under stair cupboard.

Kitchen 11'8 x 9'1 (3.56m x 2.77m)

With a range of fitted white wall and base units, contrasting work surfaces and matching splash backs. 4 ring gas hob with extractor over and electric fan oven below, stainless steel sink/drainer and plumbing for automatic washing machine. Vinyl flooring, central heating radiator, uPVC window to side aspect and door into....

Downstairs Shower Room

Comprises shower cubicle with mains shower, hand wash basin, panelled walls, vinyl flooring, composite door into garden and internal door into....

Downstairs Cloakroom

With low flush wc and panelled walls.

First Floor Landing

Stairs from entrance hallway to first floor landing with carpeted flooring.

Bedroom One 11'5 x 10'5 (3.48m x 3.18m)

With uPVC bay window to front aspect, carpeted flooring, central heating radiator and built in cupboard.

Bedroom Two 10'6 x 10'6 (3.20m x 3.20m)

With uPVC window to rear aspect, carpeted flooring and central heating radiator.

Bedroom Three 7'7 x 6' (2.31m x 1.83m)

With uPVC window to front aspect, carpeted flooring and central heating radiator.

Bathroom

Comprising shower cubicle with mains shower, low flush wc and hand wash basin. Vinyl flooring, part tiled walls, central heating radiator and uPVC window to rear aspect.

Outside

The front garden is paved with walls and fencing to perimeters whilst the rear garden is laid to lawn with decorative aggregate, fencing to perimeters, garage and gate access to rear tenfoot.

Garage

The single garage is accessed via rear tenfoot and has double doors, electric supply and internal door into rear garden together with additional parking to its frontage

Tenure
The property is freehold

Council Tax
Council Tax band B
Kingston upon Hull City Council

EPC
EPC rating C

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 - Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 19 Mbps, Ultrafast 10000 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.

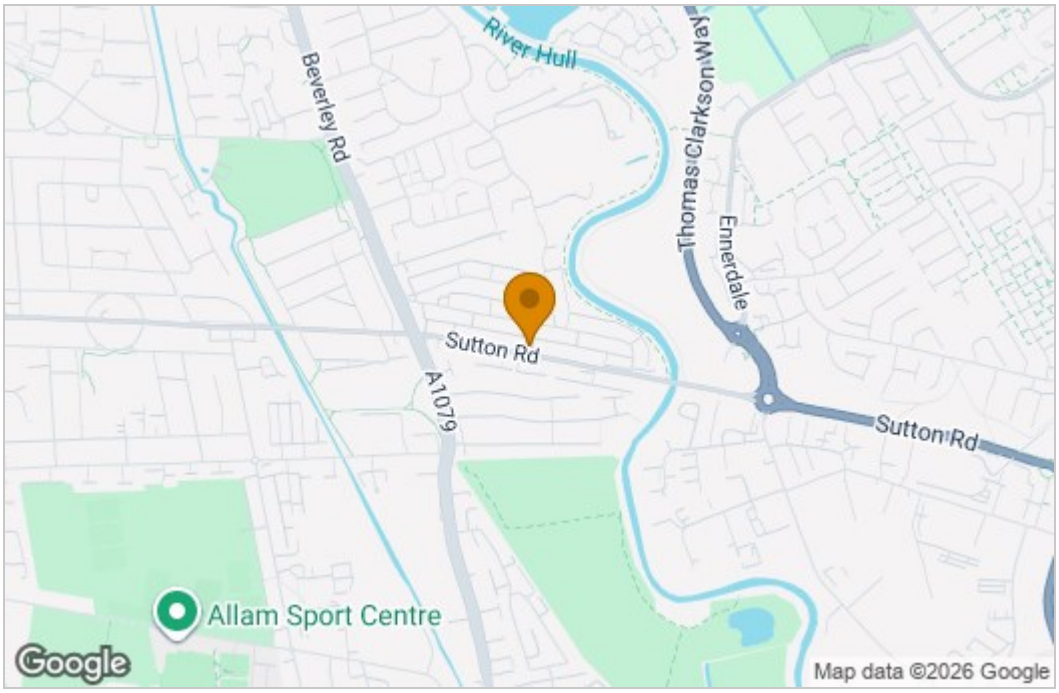
Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

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.

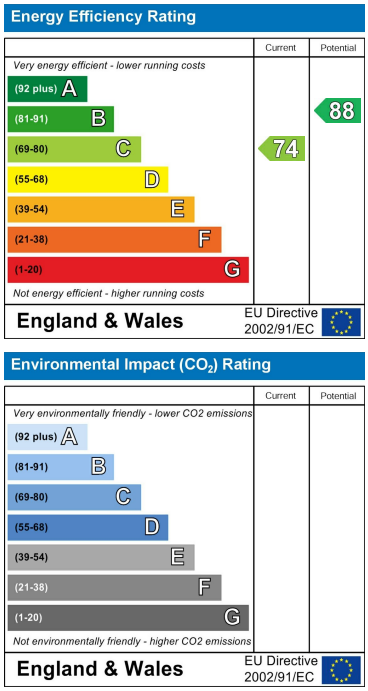
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the 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



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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