

# Whitakers

Estate Agents



## 4 Southgate Close, Hull, HU10 6HU

**£225,000**

\*\* NO ONWARD CHAIN \*\*

This well-proportioned semi-detached true bungalow occupies a generous plot which enjoys a tranquil surrounding within the highly sought-after village of Willerby, offering an excellent opportunity for those looking to downsize from a multi-storey home to convenient single-level living.

To the front, the property features an attractive, low-maintenance paved garden, enhanced by raised planting borders filled with decorative gravel. A side driveway provides off-street parking and leads to an integral garage.

Accessed via a side entrance porch, the property opens into a welcoming entrance hall, which in turn leads to a spacious lounge, two double bedrooms, and a fitted kitchen. The accommodation is served by a bathroom with a separate W.C., offering added practicality.

The enclosed rear garden continues the low-maintenance theme, being predominantly gravelled with raised decorative borders and complemented by seating areas—ideal for relaxing or entertaining.

The accommodation comprises

Front external



Externally to the front aspect, there is a paved garden enhanced with raised planting borders filled with decorative gravel. A side drive accommodates off-street parking, and leads to the integral garage.

Porch

UPVC double glazed patio doors, and tiled flooring. Opening to :

Hall

UPVC double glazed door and side windows, feature window, central heating radiator, and carpeted flooring. Leading to :

Lounge 17'5" x 11'9" (5.33 x 3.60 )



UPVC double glazed window, central heating radiator, fireplace with marbled inset / hearth and surround, and carpeted flooring.

Kitchen 14'11" x 8'0" (4.57 x 2.45 )



UPVC double glazed door and window, central heating radiator, built-in storage cupboards, and tiled flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

Bedroom one 18'8" x 9'10" (5.69 x 3.02 )



UPVC double glazed window, central heating radiator, fitted wardrobes and cupboards, and carpeted flooring.

Bedroom two 9'4" x 10'9" (2.87 x 3.30 )



UPVC double glazed window, central heating radiator, built-in storage cupboards, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, and fully tiled walls with vinyl flooring. Furnished with a two-piece suite comprising panelled bath with dual taps and electric shower, and vanity sink with dual taps.

### Cloakroom

UPVC double glazed window, and partly tiled walls with vinyl flooring. Furnished with a low flush W.C.

### Rear external



The rear garden is also low maintenance in design being gravelled with raised planting borders, and enhanced by a patio seating area.

### Additional features

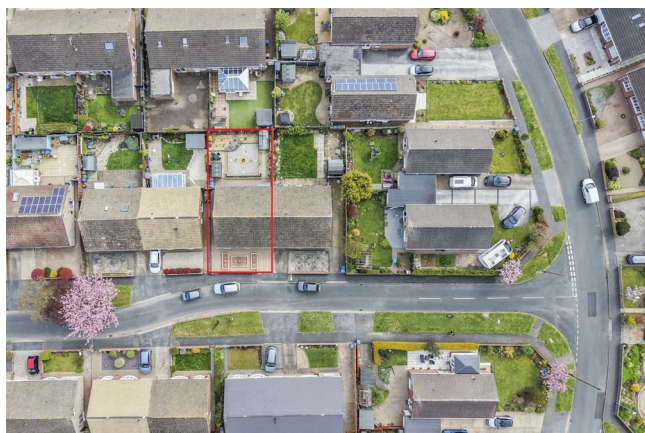
The residence also benefits from having an outside tap, greenhouse, and wooden storage shed.

### Garage



Electric roller shutter door, connection to lighting / power, and an internal tap.

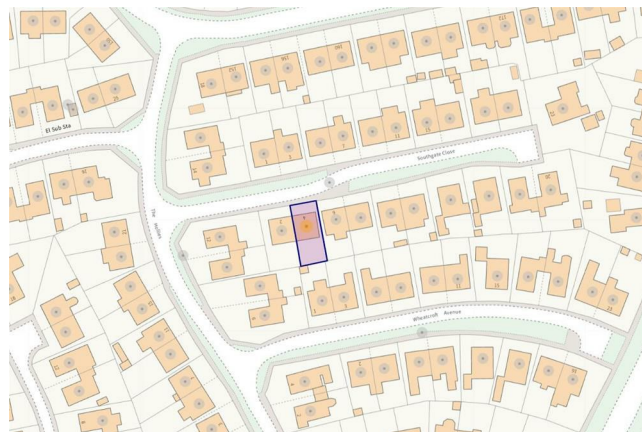
### Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not

accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

### Land boundary



### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number -

WIB326004000

Council Tax band - C

### EPC rating

EPC rating - TBC

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / O2

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

### 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

sale 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.

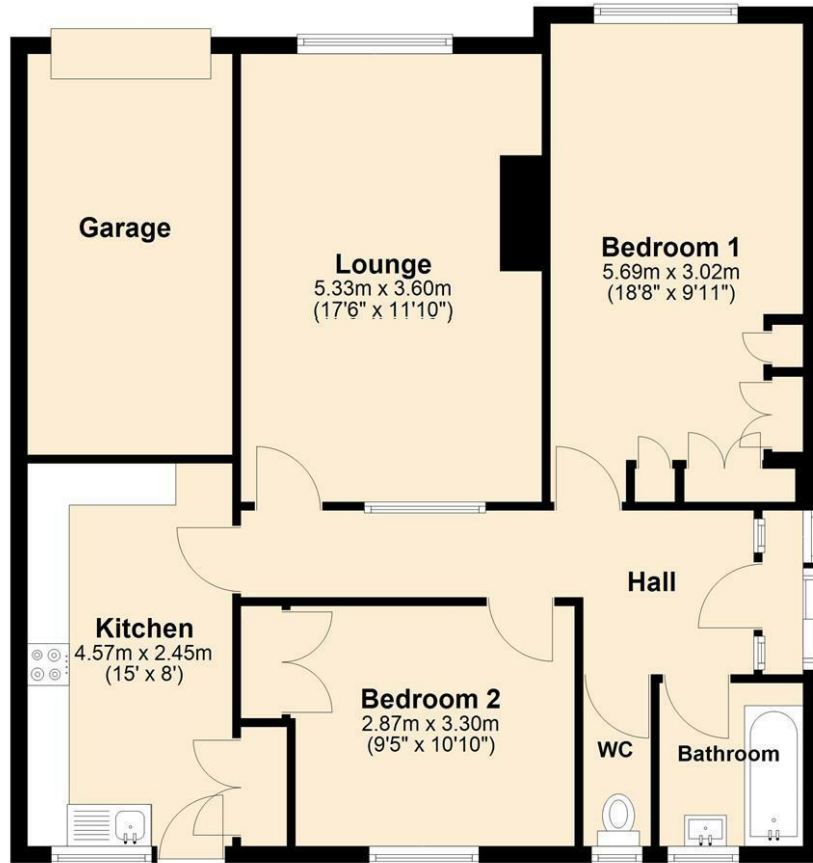
#### Whitakers Estate Agent Declaration

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.

# Floor Plan

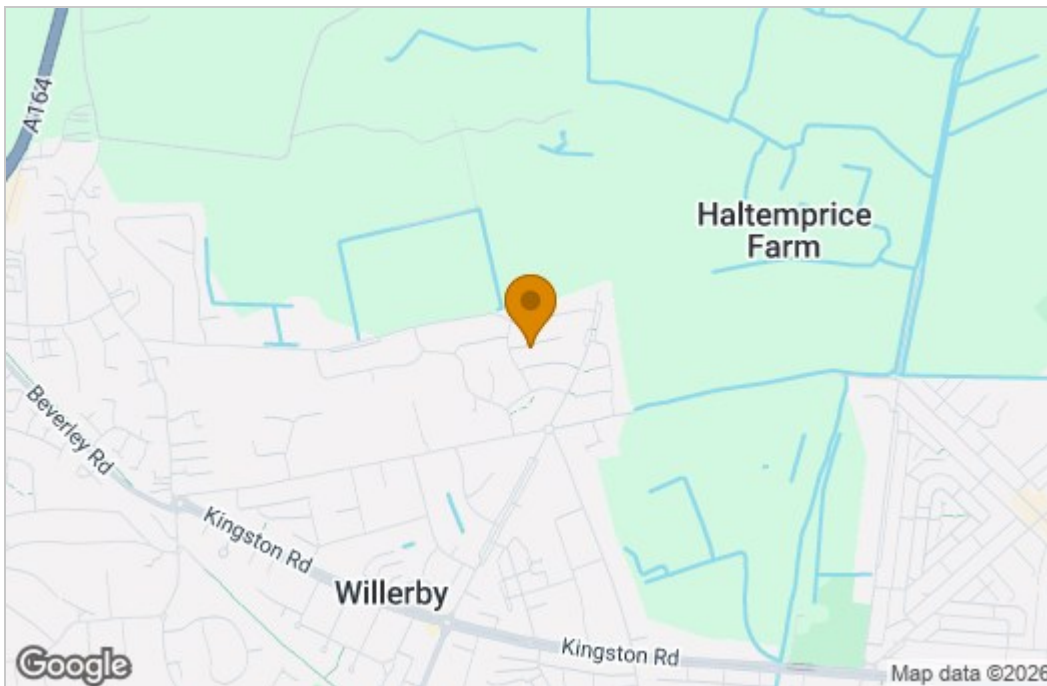
## Ground Floor

Approx. 85.8 sq. metres (923.2 sq. feet)



Total area: approx. 85.8 sq. metres (923.2 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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