

# Whitakers

Estate Agents



## 33 Pools Brook Park, Hull, HU7 3GE

**Offers Over £180,000**

**WOW! TAKE A LOOK AT THIS BEAUTY!**

Finished to the highest of standards and décor, we are delighted to offer this stunning home!

Master Bed with en-suite, large second bedroom, family bathroom and third bedroom. To the ground floor, stunning kitchen/dining, lounge and cloaks/Wc, impeccable design throughout!

Generous rear garden with a garden bar/storage, allocated parking, and situated on the sought after Pools Brook Park, tucked away at the end of the cul-de-sac, yet within walking distance to a variety of eateries, leisure, and retail park, schools and medical centre!

Close link roads to Beverley and York a very short drive, this gorgeous home is well worth a visit!

**BE QUICK!**



## The Property Comprises

### Entrance Porch



Double glazed entrance door, tiled flooring.

### Downstairs WC



Central heating radiator, partially tiled and fitted with a low flush WC and wash basin and an extractor fan.

### Lounge 14'6" x 12'4" (4.44 x 3.77)



uPVC bay window, radiator, laminate flooring, staircase off.

### Kitchen/Dining Room 8'7" x 15'5" (2.63 x 4.71)



With a range of modern base and wall units with contrasting work surfaces and built in electric oven, four ring gas hob, integrated fridge and freezer, automatic washing machine. Sink/drainage and uPVC double glazed window to rear aspect, French doors opening to rear garden, radiator, tiled floor, new boiler only one year old and handy storage cupboard.

### Landing



Carpeted flooring, uPVC window to side aspect, radiator, loft hatch to access loft space and a convenient storage cupboard.

### Bedroom One 10'7" x 9'5" (3.25 x 2.88)



uPVC window to the front aspect, radiator, laminate flooring, with en-suite off;

### En Suite



laminate flooring, walk in shower, low level wc and pedestal wash hand basin with partially tiled walls.

### Bedroom Two 9'6" x 9'4" (2.90 x 2.87)



uPVC window to the rear aspect, laminate flooring and radiator.

### Bedroom Three 6'7" x 6'3" (2.01 x 1.92)



Radiator and uPVC window to front aspect with laminate flooring.

### Bathroom



uPVC window to the rear aspect, the bathroom has a panel bath with mixer taps and thermostatic shower, pedestal wash hand basin, low level wc, partial tiled walls, and a radiator.

### Gardens



To the front of the property there is a small grassed garden with feature tree with an allocated parking space.

To the rear of the property there is an attractive low maintenance garden, with a decked patio, grassed area to the center, paved area to the front of the garden room with high level timber fence boundary.

### Garden Room



This useful and versatile garden room currently being used as a bar area with a handy shed space offers potential for further uses such as an office, summer room, play room, craft room the list continues. This space has electrics, laminate

flooring and upvc french doors opening to the garden.

**Council Tax**  
Hull City Council - Band C

**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:

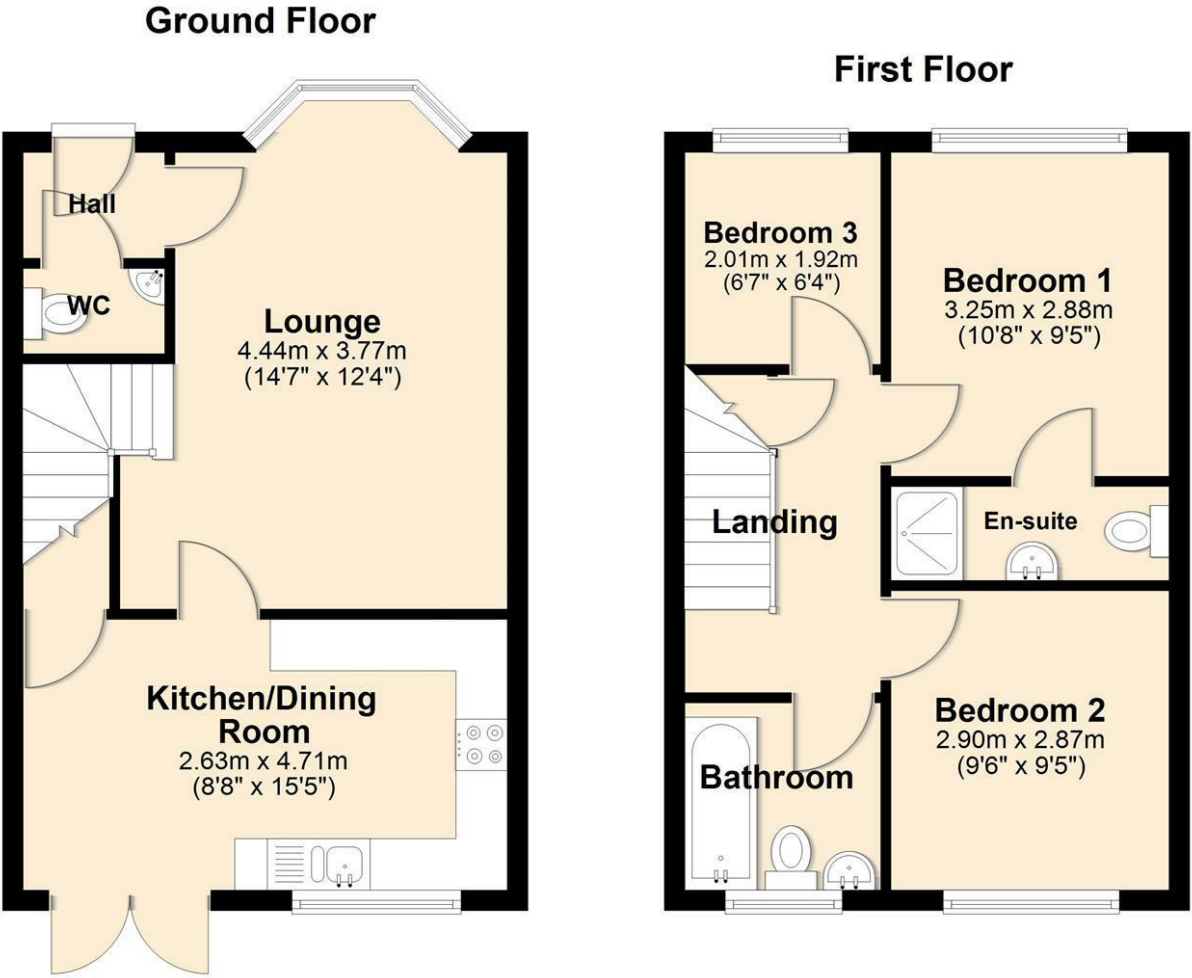
Construction - Brick/Tile  
Conservation Area - No  
Flood Risk - Very Low  
Mobile Coverage/Signal - EE, Vodafone, Three, O2  
Broadband - Basic 4 Mbps Ultrafast 1000 Mbps  
Coastal Erosion - No  
Coalfield or Mining Area -No  
Planning - No

### 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.



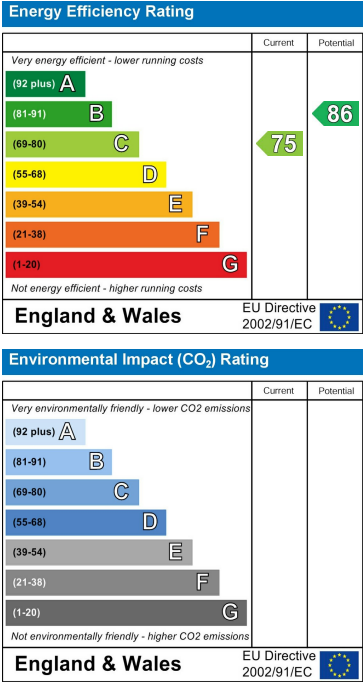
Floor Plan



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.