

# Whitakers

Estate Agents



## 32 Haydock Garth, Hull, HU7 4LL

**Offers In The Region Of £129,995**

\* RECENTLY RE-FURBISHED AND SIMPLY REQUIRES INTERNAL INSPECTION TO APPRECIATE \*

HANDILY POSITIONED FOR LOCAL SCHOOLS AND WITHIN EASY REACH OF ALL OF THE FABULOUS SHOPPING AND LEISURE AMENITIES AT KINGSWOOD, THIS THREE BEDROOM END TERRACE PROPERTY IS A MUST VIEW FOR THE GROWING FAMILY UNIT.

THE ACCOMMODATION COMPRISES RECEPTION HALL, CLOAK ROOM, FITTED KITCHEN WITH APPLIANCES, LOUNGE, DINING ROOM, FIRST FLOOR BEDROOMS AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING SET WITHIN PLEASANT GARDENS, THE PROPERTY ENJOYS A CONTEMPORARY THEME THROUGHOUT AND EARLY VIEWING IS ESSENTIAL IN ORDER TO AVOID DISAPPOINTMENT.

## Reception Hall and Utility Area



Giving access to:

Cloak Room



A white suite to comprise a dual flush low level wc unit and a wash hand basin within a vanity unit. Tiled floor and a chrome heated towel rail.

Lounge 14'4" x 10'11" (4.39 x 3.33)



Window to the rear aspect and a radiator and french doors lead to :

Dining Room 14'4" x 10'2" (4.39 x 3.10)



Staircase off, useful understairs storage area with two accesses, a radiator and bi folding doors give access to the rear garden

## Fitted Kitchen 10'1" x 6'9" (3.09 x 2.08)



A lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel one and a half bowl sink unit with telescopic mixer tap. Window to the front aspect, partially tiled walls, plumbing for an automatic washing machine/condensing dryer, dishwasher and fridge. there is an electric oven, an electric hob and a stainless steel over head extractor canopy

Landing



Giving access to;

Bedroom One 11'7" x 11'1" (3.55 x 3.40 )



Window to the rear aspect and a radiator.

Bedroom Two 11'1" x 9'5" (3.40 x 2.89)



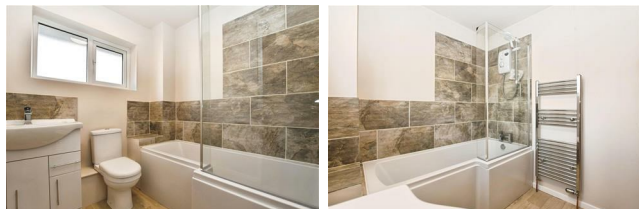
Window to the rear aspect and a radiator

### Bedroom Three 10'2" x 8'6" (3.11 x 2.60 )



Window to the rear aspect and a radiator.

### Bathroom 7'0" x 6'8" (2.14 x 2.04 )



A white suite to comprise panelled shower bath, wash hand basin within a vanity unit and a dual flush low level wc. There is a tall chrome heated towel rail, partially tiled walls and an electric shower unit over the bath with a shower screen to the bath side.

### Gardens



To the front of the property is an enclosed garden which has been paved and to the rear an enclosed garden, laid to decorative aggregates and paved patio area. There is outside lighting and a garden storage shed.

### 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 - Non standard construction

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Basic 18 Mbps Ultrafast 1000 Mbps

Coastal Erosion - No

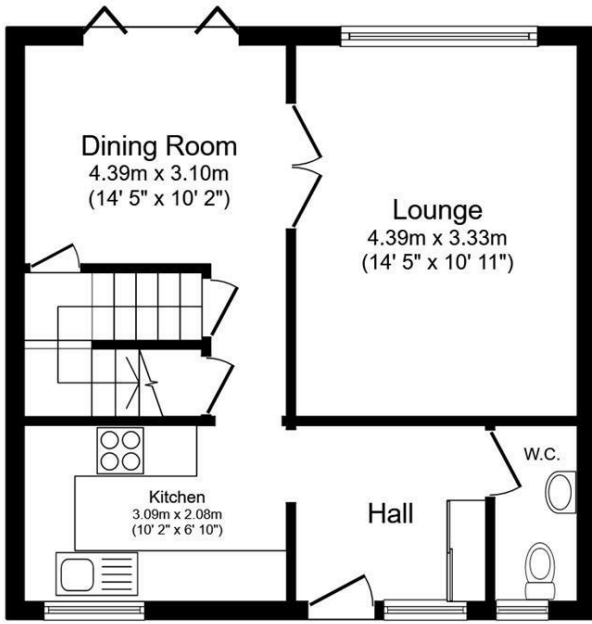
Coalfield or Mining Area -No

Planning -No

### Whitakers Estate Agent Declaration:

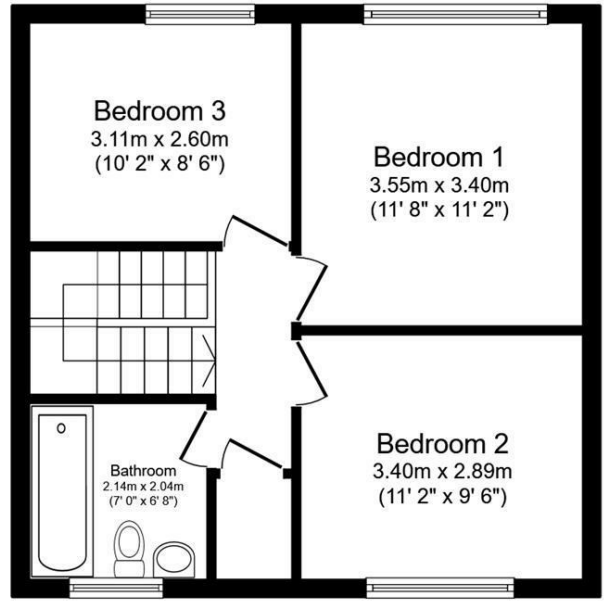
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan



**Ground Floor**

Floor area 42.9 sq.m. (462 sq.ft.)



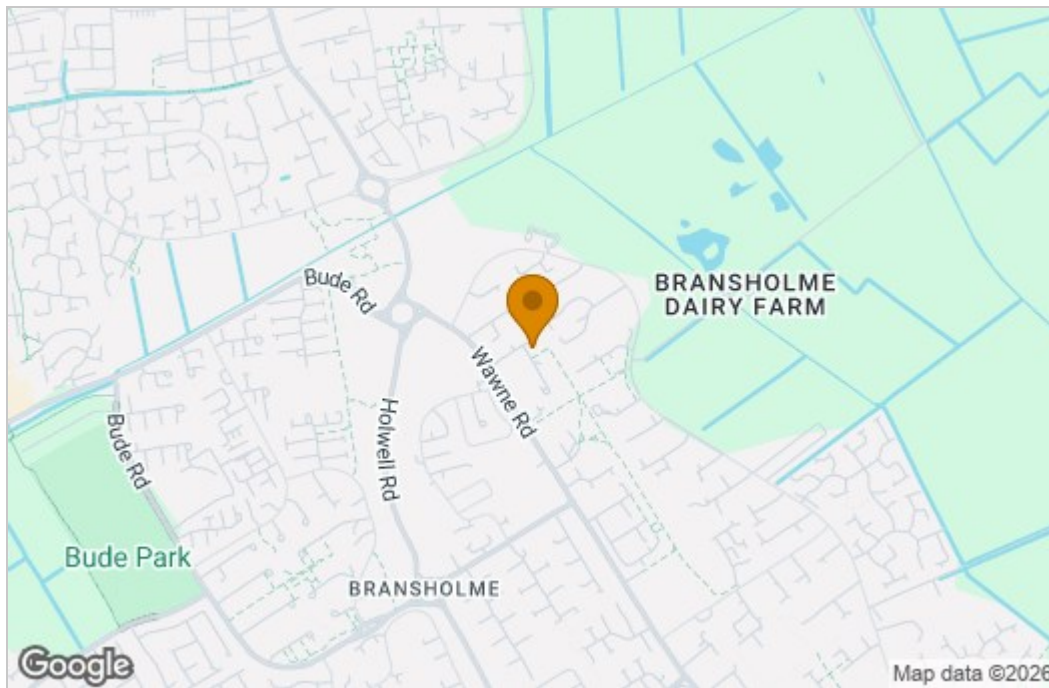
**First Floor**

Floor area 42.9 sq.m. (462 sq.ft.)

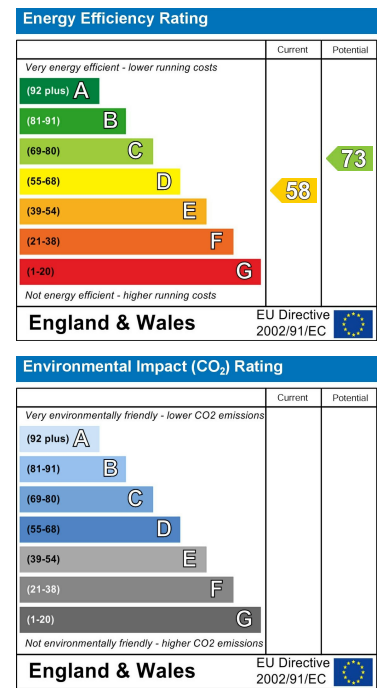
Total floor area: 85.8 sq.m. (924 sq.ft.)

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