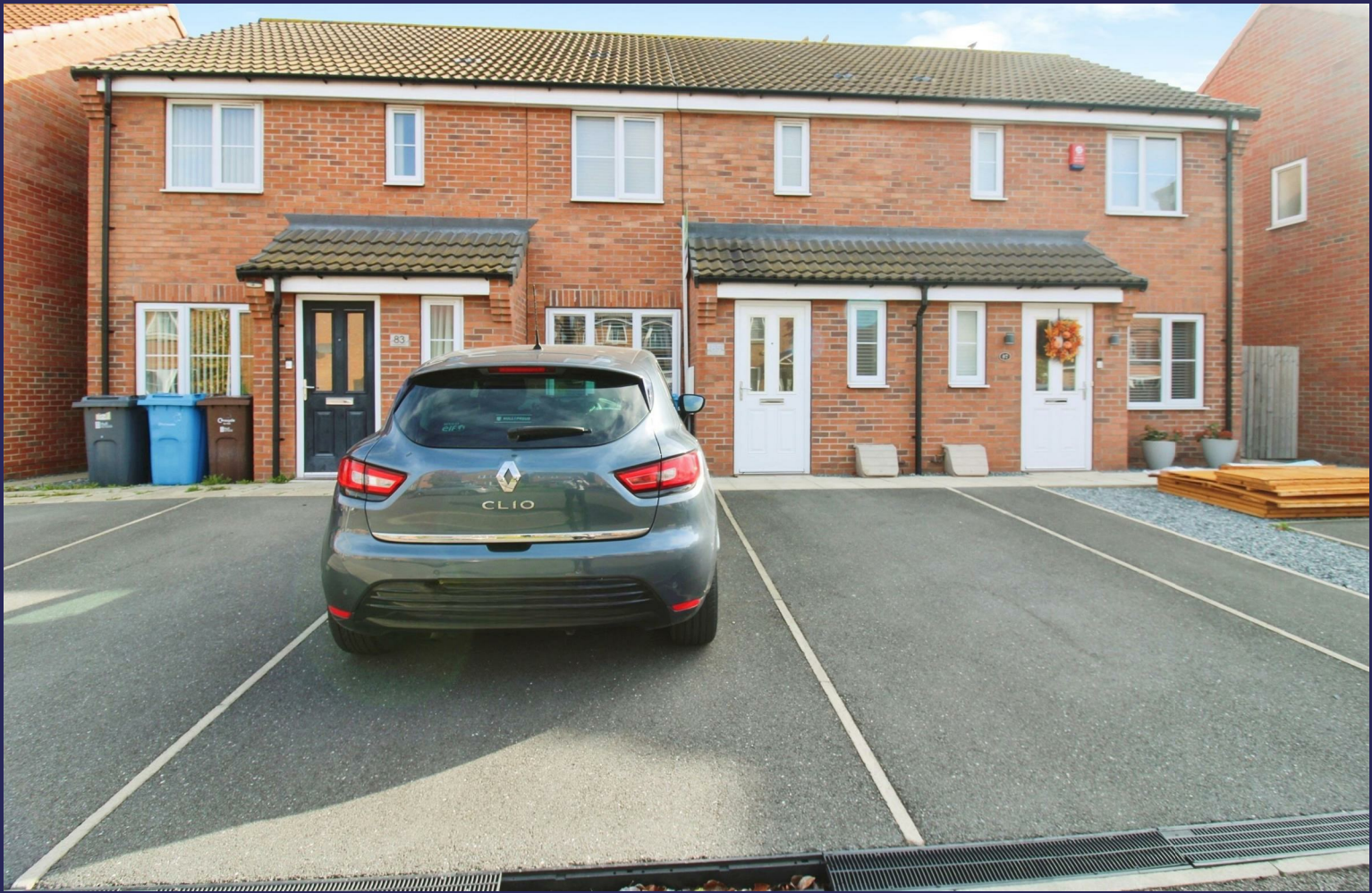


Whitakers

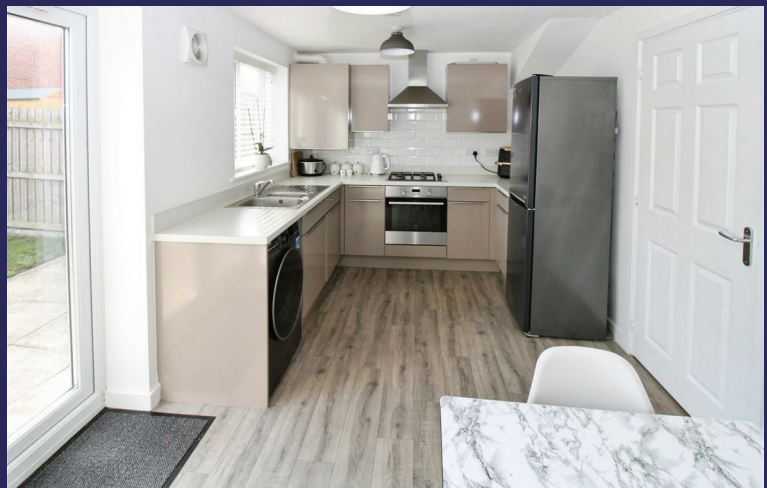
Estate Agents



85 Brockwell Park

Kingswood, Hull, HU7 3FH

Guide price £170,000



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Entrance Hall

With a radiator, and staircase off.

Cloak Room

Window to the front aspect, a low level wc unit, wash hand basin with a pedestal and a radiator.

Lounge

Window to the front aspect, a radiator and a useful under stairs storage cupboard.

Dining Kitchen

A lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset one and a half bowl stainless steel sink unit with mixer tap. Window to the rear aspect, French Doors giving access to the rear garden, partially tiled walls, a radiator and integrated appliances include an electric oven, four ring gas hob and a stainless steel over head extractor canopy.

First Floor Landing

Giving access to;

Bedroom One

Window to the front aspect and a radiator.

En Suite

A plumbed shower unit within an independent enclosure, wash hand basin with a pedestal, a low level wc unit and a radiator.

Bedroom Two

Window to the rear aspect and a radiator.

Bedroom Three

Window to the rear aspect and a radiator.

Family Bathroom

A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc unit. Extractor fan, partially tiled walls and a radiator.

Garden

To the rear is an attractive garden, laid to lawn with a paved patio and a decking seating area. There is also an outside tap.

Car Parking

There are two allocated spaces for vehicles to the front of the property.

Council Tax

Hull City Council - band

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.

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 tiled roof

Conservation Area - No

Flood Risk -Low

Mobile Coverage/Signal -EE, Vodafone, Three and

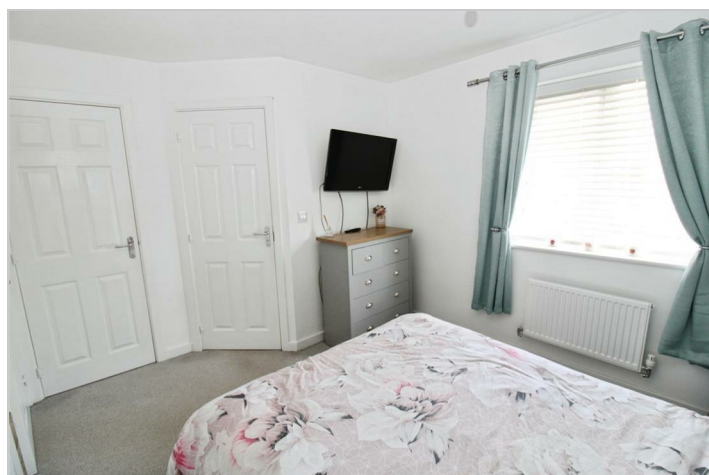
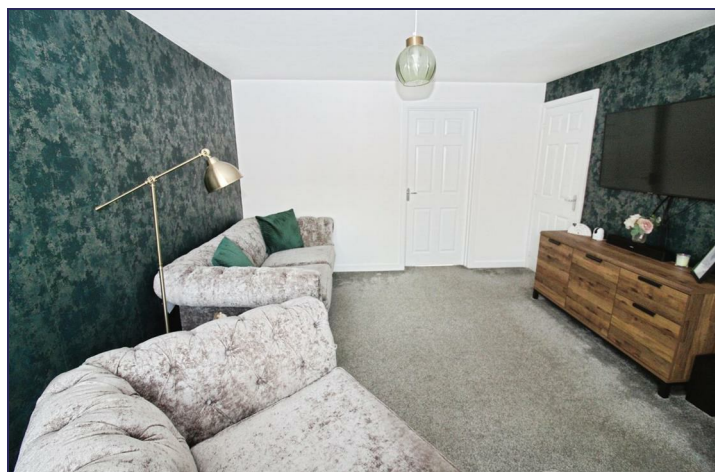
O2

Broadband - Ultrafast 1000 Mbps

Coastal Erosion -No

Coalfield or Mining Area -No

Planning -No



Road Map



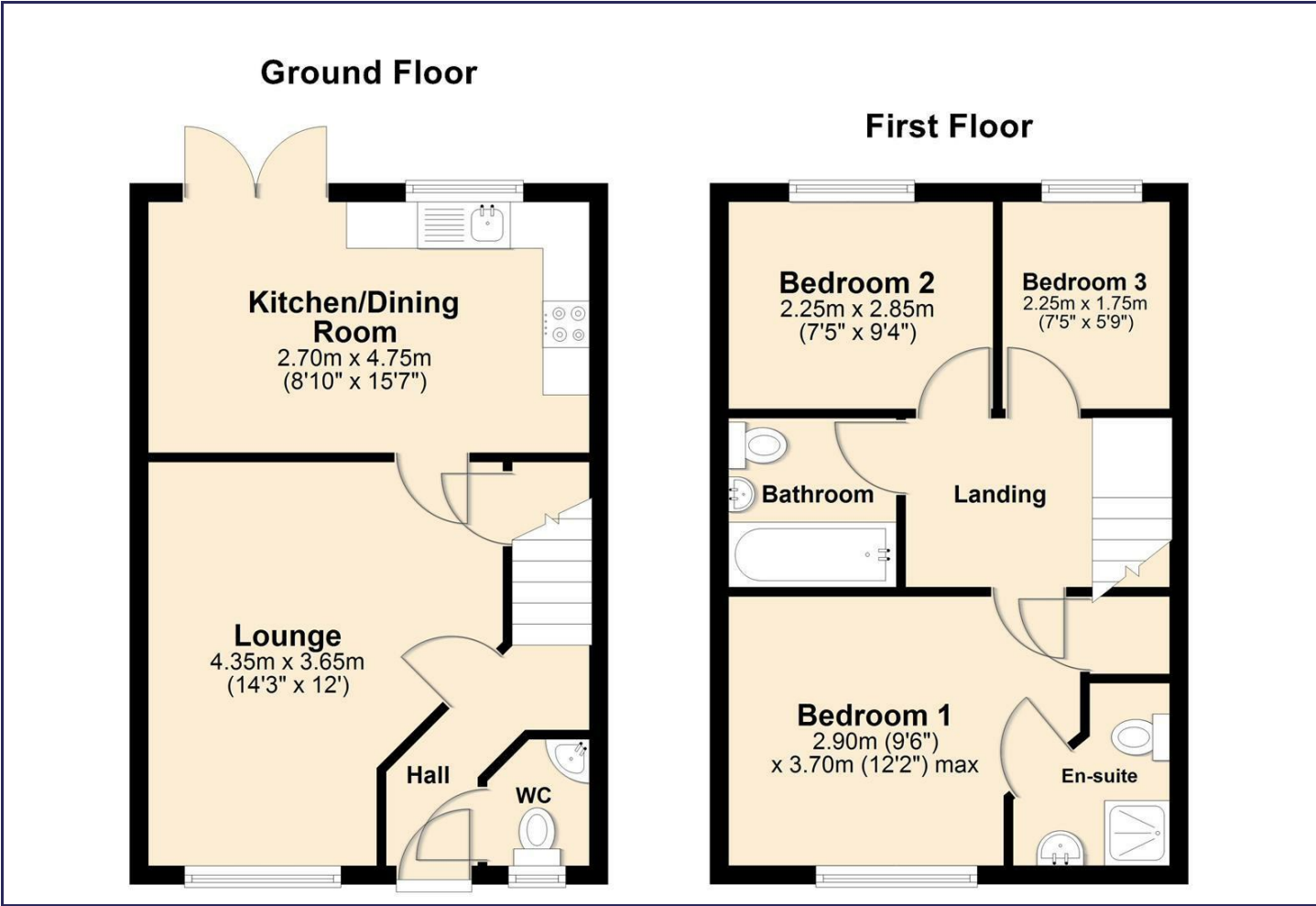
Hybrid Map



Terrain Map



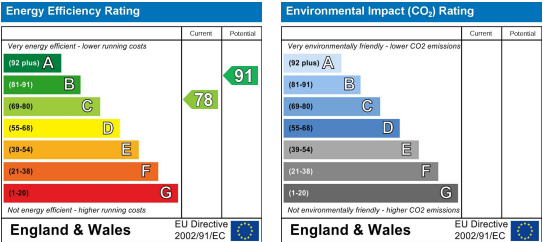
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

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.