Whitakers
Estate Agents









21 Ridsdale, Hull, HU7 6DF

Guide price £120,000

A delightful, two bedroom semi-detached true bungalow.
This bungalow is spacious throughout with ample front and rear gardens, AND GARAGE, situated on the ever popular Sutton Park on a very sought after residential cul-de-sac position!
Close to amenities and local transport, Kingswood is a short walk, we envisage high demand, so be quick!
Briefly comprising of
Entrance, modern kitchen/dining, lounge/dining, two bedrooms and the shower room.
The bungalow benefits from lease solar panels, and is well presented throughout.

Early viewing is encouraged.

Fitted Kitchen



Modern fitted kitchen with laminate flooring. Comprises of a stainless steel sink with a mixer tap, an electric hob, with a spacious storage cupboard.

Lounge





Spacious lounge, with a square bay window to the front aspect. This room is carpeted throughout, with a radiator. Leading to;

Shower Room



Fitted wet room with non slip lino flooring, comprising of a low level WC, a vanity sink providing extra storage space, and an overhead rainfall shower.

Bedroom 1





Laminate flooring throughout, with fitted wardrobes, a radiator and a UPVC window to the rear aspect.

Bedroom 2





Carpeted, with a radiator, and a UPVC window to the rear aspect. This room has a double glazed door leading to the rear garden.

Outside



Low maintenance rear garden, with additional storage sheds and a separate brick garage.

Council Tax

Hull City Council tax band A

Tenure

Freehold

EPC

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 under tile
Conservation Area - no
Flood Risk - very low
Mobile Coverage/Signal - EE/Vodafone/Three/O2
Broadband - Ultrafast 1000 Mbps
Coastal Erosion - no
Coalfield or Mining Area - no
Planning - no

Whitakers Estate Agent Declaration:

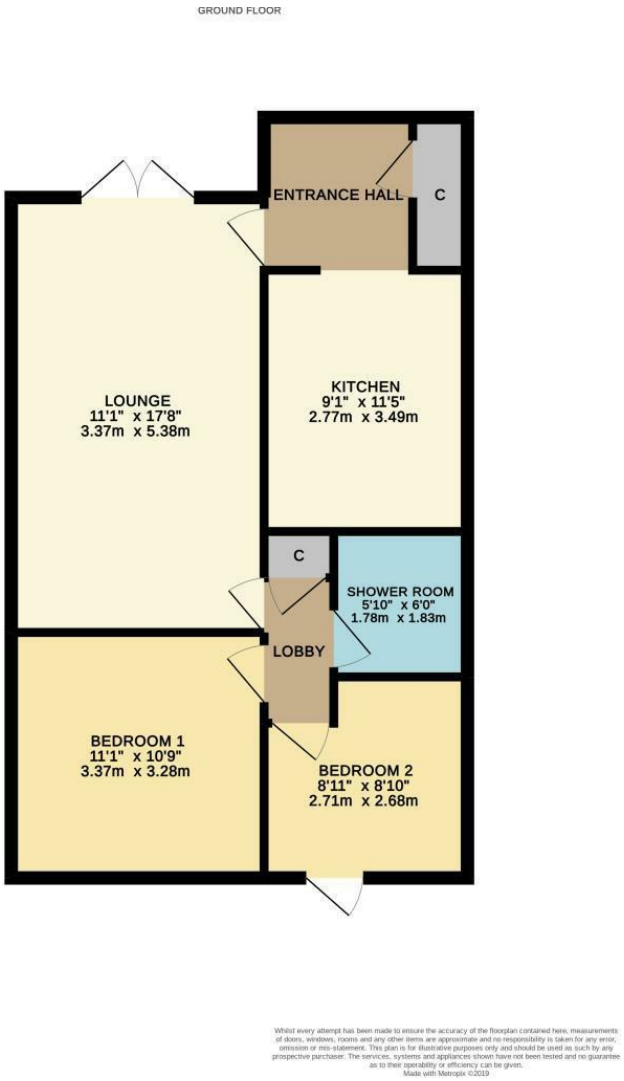
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Offering on a property

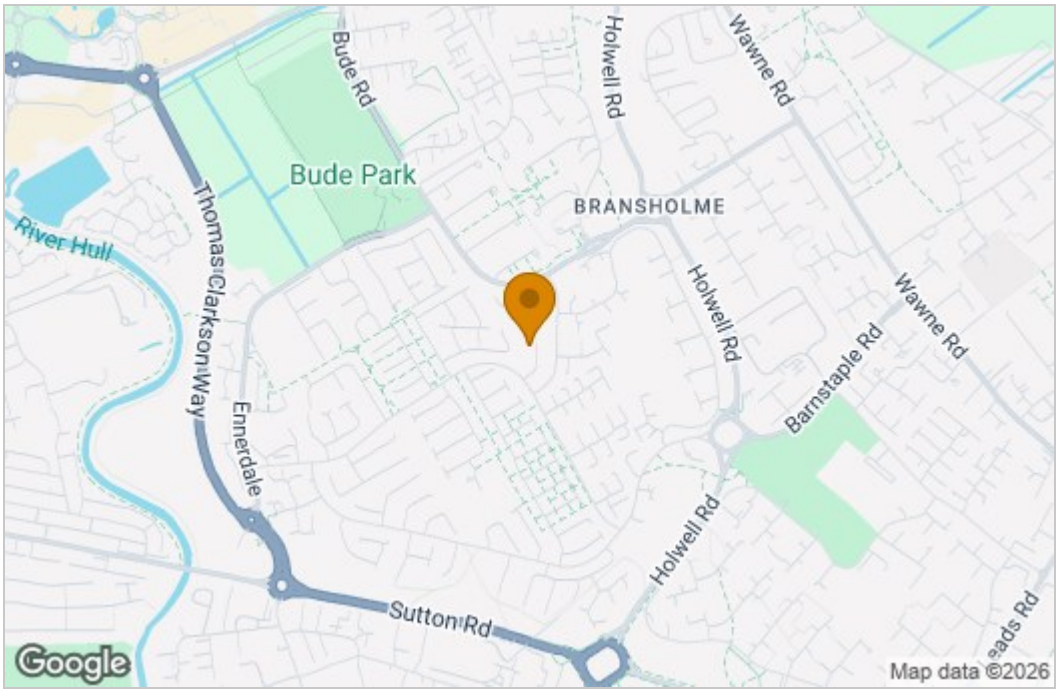
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per 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.

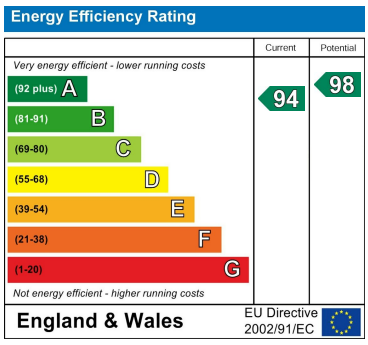
Floor Plan

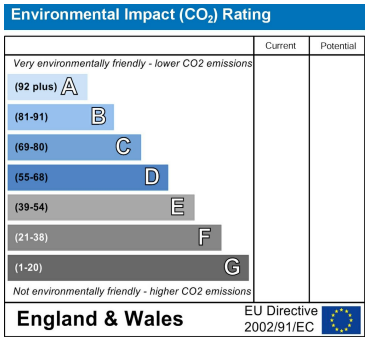


Area Map



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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