

Whitakers

Estate Agents



57 Gypsy Moth Lane, Hull, HU7 3LQ

Asking Price £200,000

PRESENTED TO AN IMPECCABLE STANDARD AND READY TO MOVE STRAIGHT INTO, THIS STUNNING THREE-STOREY FAMILY HOME OCCUPIES A DESIRABLE POSITION WITHIN THE HIGHLY SOUGHT-AFTER KINGSWOOD DEVELOPMENT. OFFERING SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT, THIS PROPERTY IS PERFECT FOR BUYERS SEEKING A HOME THAT REQUIRES NO WORK WHATSOEVER.

THE PROPERTY BOASTS THREE GENEROUS DOUBLE BEDROOMS, TOGETHER WITH A SEPARATE STUDY/HOME OFFICE, PROVIDING FLEXIBLE LIVING SPACE TO SUIT MODERN FAMILY LIFE. OUTSIDE, THERE IS OFF-STREET PARKING FOR TWO VEHICLES AND A BEAUTIFULLY MAINTAINED SOUTH-FACING REAR GARDEN, IDEAL FOR RELAXING, ENTERTAINING AND MAKING THE MOST OF THE SUMMER MONTHS.

EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE QUALITY, SPACE AND THIS BEAUTIFUL HOME HAS TO OFFER.

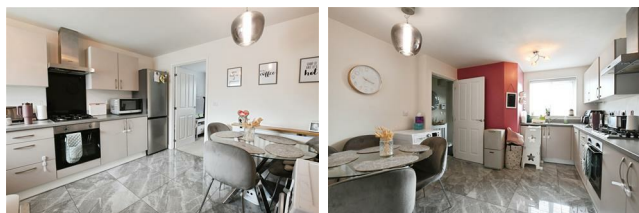
Entrance Hall

Beautiful tiled flooring, and a radiator, leading to;

Cloak Room

Lino flooring, with a UPVC window to the front aspect, a wall mounted sink, and a low level WC.

Fitted Kitchen 13'5" x 10'9" (4.11 x 3.28)



Tile flooring throughout, with a gas hob, integrated washing machine and dishwasher, and a stainless steel sink. Offers a wide range of floor and wall units, a UPVC window to the front aspect, and a radiator.

Lounge 11'2" x 14'8" (3.41 x 4.48)



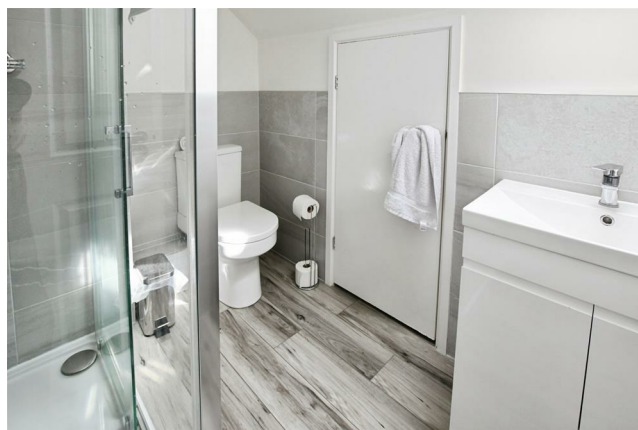
Spacious lounge, carpeted throughout, an understairs storage cupboard, and French doors to the rear garden.

Bedroom 1 15'11" x 14'8" (4.87 x 4.48)



Master bedroom to the second floor of the property, offered with generous proportion and mirrored fitted wardrobes. Carpeted throughout with a window to the front aspect.

En-Suite



Situated to the second floor of the property, leading from the master bedroom. Laminate flooring, a shower with an independent closure, vanity sink, and a low level WC, with the added convenience of a large storage cupboards.

Bedroom 2 9'4" x 8'0" (2.86 x 2.45)



Carpeted, with a UPVC window to the rear aspect and a radiator.

Bedroom 3 9'4" x 8'0" (2.86 x 2.45)



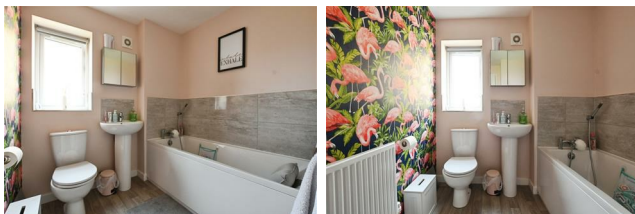
Third double bedroom with carpet throughout, a UPVC window to the front aspect, and a radiator

Study/Office Space 5'9" x 6'3" (1.77 x 1.93)



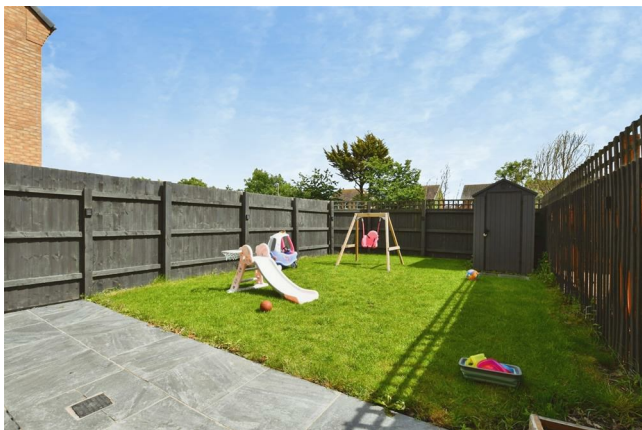
Additional convenient office/study space, which could also be used as a walk in wardrobe. Carpeted flooring with a UPVC window to the front aspect and a radiator.

Family Bathroom



Beautifully decorated family bathroom, with a UPVC window to the side aspect. A three piece bathroom suite, and lino flooring.

Gardens



Low maintenance, SOUTH facing rear garden!
This property also benefits from 2x allocated off street parking spaces to the rear of the property.

Council Tax

Hull City Council tax band C

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

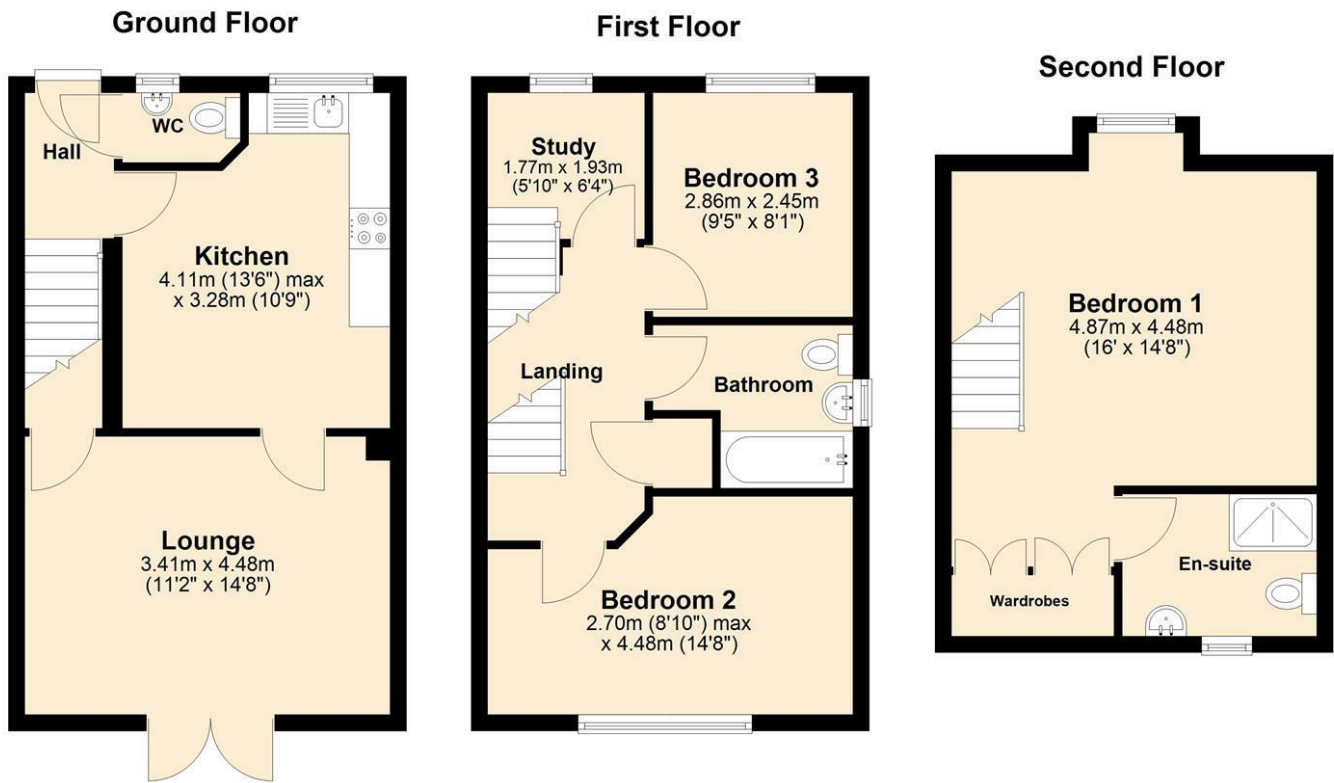
Coalfield or Mining Area - no

Planning - no

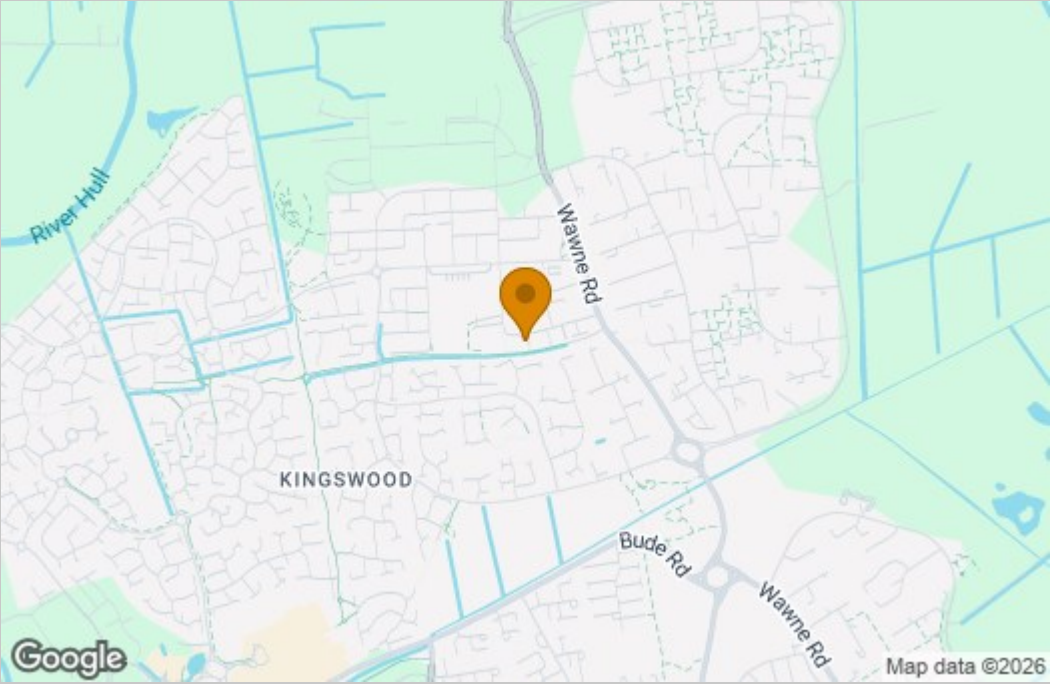
Whitakers Estate Agent Declaration:

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.

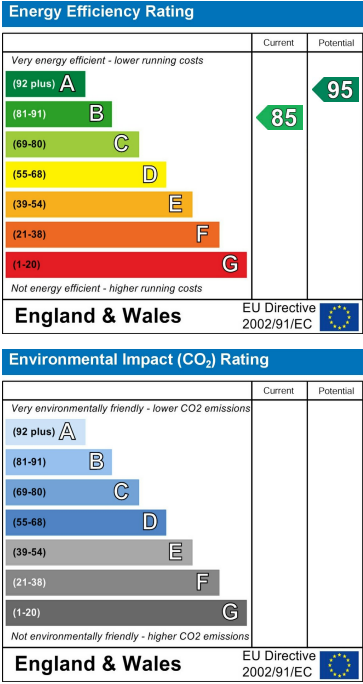
Floor Plan



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.