

# Whitakers

Estate Agents



## 14 Coronet Close, Hull, HU6 9UD

**Offers Over £155,000**

NO ONWARDS CHAIN!!

SITUATED IN A SOUGHT AFTER AREA OF NORTH HULL, CLOSE TO LOCAL SCHOOLS, AMENITIES AND TRANSPORT LINKS, PRESENTS A LOVELY TWO BEDROOMED BUNGALOW, THE IDEAL ACCOMODATION FOR DOWNSIZERS, AND THOSE SEEKING THE CONVENIENCE OF SINGLE LEVEL LIVING. THIS PROPERTY IS PRESENTED THROUGHOUT, AND READY FOR IMMEDIATE OCCUPATION, ALLOWING THE NEXT OWNERS TO MOVE STRAIGHT IN WITH EASE.

INTERNALLY, BOASTS A SPACIOUS FITTED KITCHEN, A WELL PROPORTIONED LOUNGE, TWO COMFORTABLE BEDROOMS, A FULLY FITTED WET ROOM, AND A LARGE CONSERVATORY/SUN ROOM TO THE REAR, PROVIDING EXCELLENT ADDITIONAL LIVING SPACE, LOOKING OVER THE GARDEN.

EXTERNALLY, THIS PROPERTY BENEFITS FROM OFF STREET PARKING FOR MULTIPLE VEHICLES, AND A LOW MAINTENANCE REAR GARDEN.

EARLY VIEWING IS ADVISED TO APPRECIATE ALL THIS HOME HAS TO OFFER.

Fitted Kitchen/Dining Room 16'8" x 7'10" (5.10 x 2.39)



Well proportioned fitted kitchen comprises of wide range of floor and wall units and space for a dining table. UPVC window to the front and side aspect, with a stainless steel sink, lino flooring and partially tiled walls.

Lounge 19'7" x 10'3" (5.99 x 3.13)



Carpet throughout with a gas fire, radiator and uPVC window to the front aspect.

Wet Room



Fully functioning wet room with non slip vinyl flooring, a pedestal sink, low level WC and wall mounted shower. UPVC window to the side aspect.

Bedroom 1 11'8" x 8'11" (3.56 x 2.72)



Carpeted throughout with fitted mirrored wardrobes, providing extra storage space, a radiator, and a UPVC window to the rear aspect.

Bedroom 2 9'3" x 9'1" (2.84 x 2.78)



Well presented laminate flooring, a radiator, and comprises of patio doors leading to a large

conservatory. This room could be used as a bedroom, or alternatively, a dining room.

Conservatory 18'2" x 9'1" (5.54 x 2.78)



Well proportioned conservatory to the rear, providing extra living space. Well presented, with laminate flooring throughout, and French doors to the rear leading to the garden.

Gardens



Low maintenance garden to the rear, with a storage shed and a side drive for multiple vehicles.

Council Tax  
Hull City Council - B

EPC

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 under tile roof

Conservation Area - no

Flood Risk - Low

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

Broadband - Basic 21 Mbps Ultrafast 10000 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



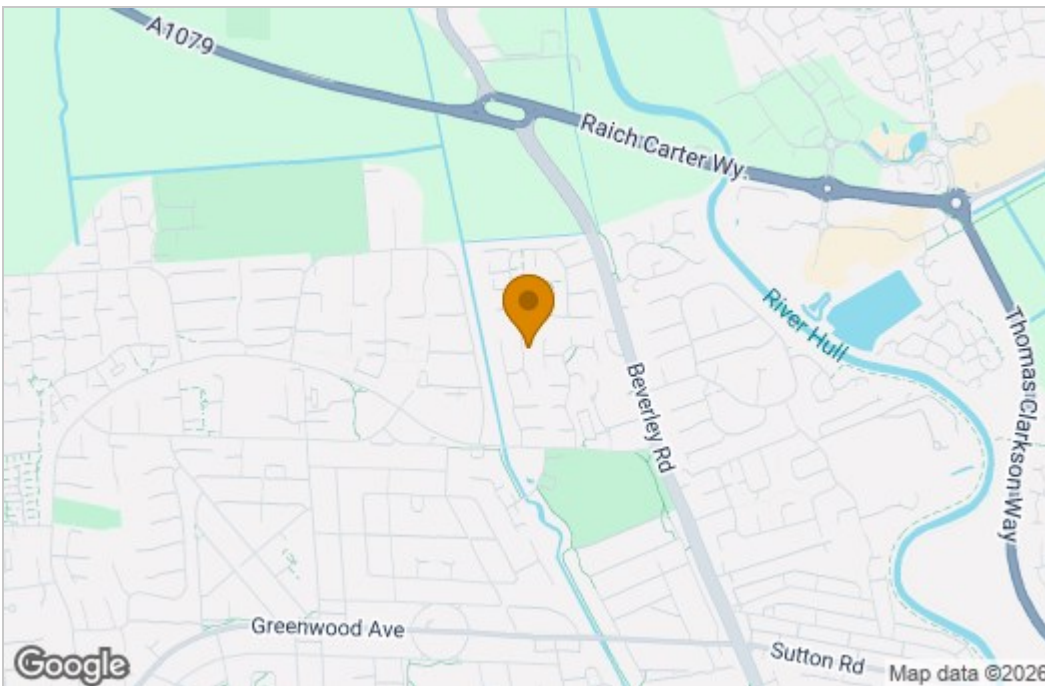
## Floor Plan

Floor area 79.5 sq.m. (856 sq.ft.)

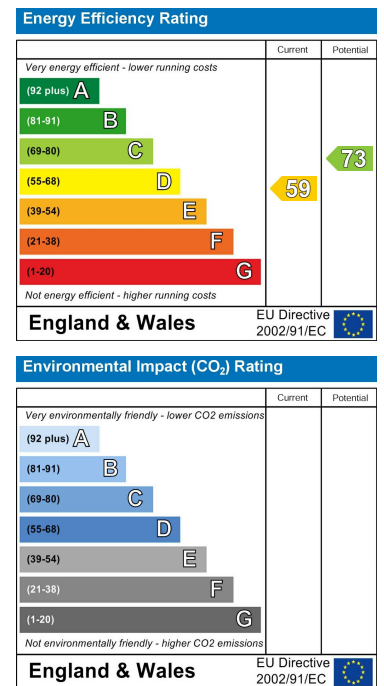
Total floor area: 79.5 sq.m. (856 sq.ft.)

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.