

# Whitakers

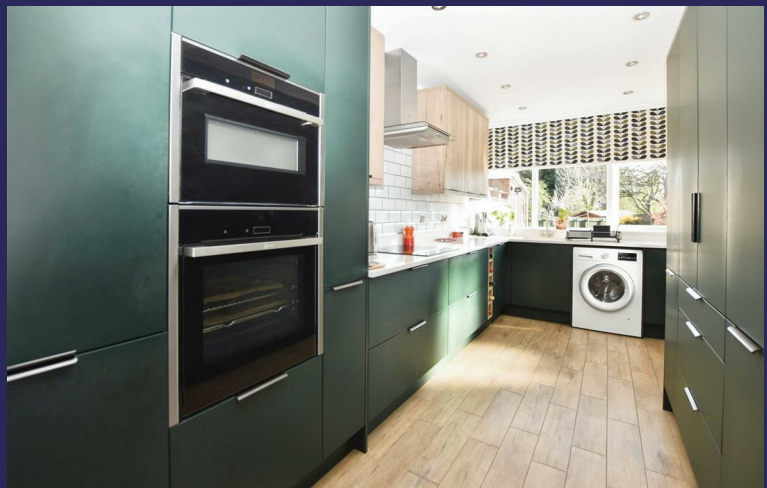
Estate Agents



8 Sunbeam Road

, Hull, HU4 6DZ

£230,000





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## The Accommodation Comprises

### Hallway

Double glazed front entrance door, radiator, karndean flooring, oak staircase with glass balustrade.

### Lounge

17'8 x 11'4 (5.38m x 3.45m)

UPVC double glazed bay window, karndean flooring and a electric fire with marble insert and hearth.

### Dining Room

16'2 x 8'2 (4.93m x 2.49m)

UPVC double glazed French doors and radiator.

### Kitchen

16' x 8' (4.88m x 2.44m)

UPVC double glazed window and rear entrance door, vertical flooring and tiled flooring. Fitted with a range of base, drawer and wall mounted units with quartz worktops over and sink unit with a mixer tap over, integrated oven and microwave and induction hob.

### Bathroom

UPVC double glazed window and tiled walls. Fitted with a three piece suite comprising; panelled bath, vanity sink unit and a low flush W.C.

### First Floor Landing

UPVC double glazed window and access to the loft hatch.

### Bedroom One

10'8 x 13'9 (3.25m x 4.19m)

UPVC double glazed bay window and a additional UPVC double glazed window to the side aspect. Radiator and fitted wardrobes and drawers.

### Bedroom Two

10'6 max x 9'4 (3.20m max x 2.84m)

UPVC double glazed window, radiator and fitted wardrobes.

### Bedroom Three

6'6 x 7'4 (1.98m x 2.24m)

UPVC double glazed window, radiator and fitted wardrobes.

### Externally

Externally to the front is a low maintenance garden with shared side drive leading to the garage. The rear garden is enclosed to the boundary, mainly laid to lawn with a paved patio seating area to enjoy the sun in the warmer months.

### Tenure

The property is freehold.

### Council Tax

Council Tax Band- Hull City Council

### Material Information

Construction - Standard

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

### Additional products and services

Whitakers Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other

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services associated with the sale and purchase of your property.

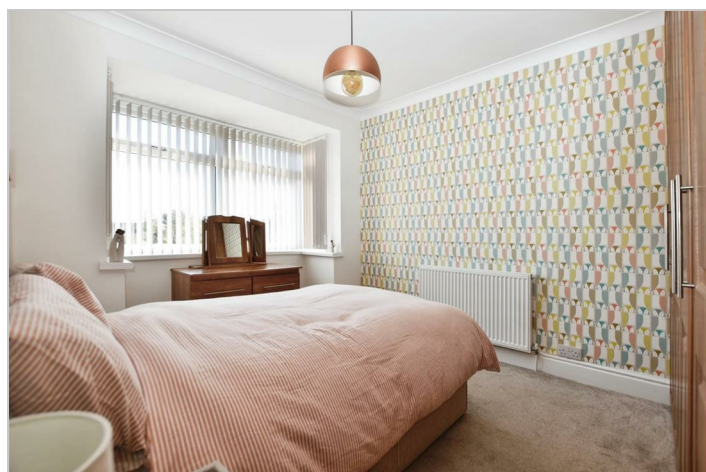
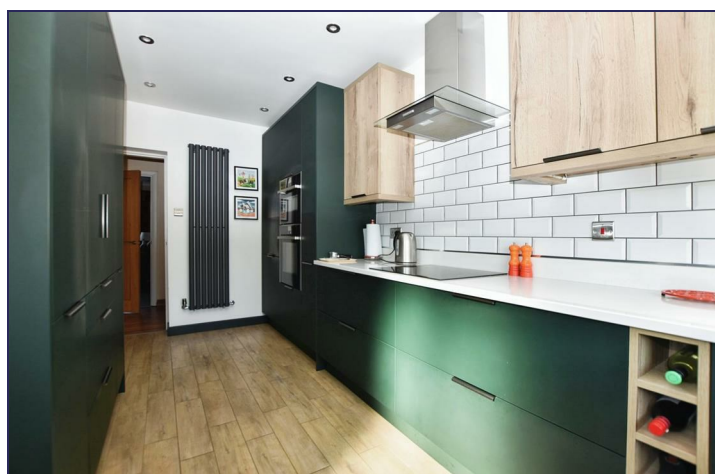
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Disclaimer

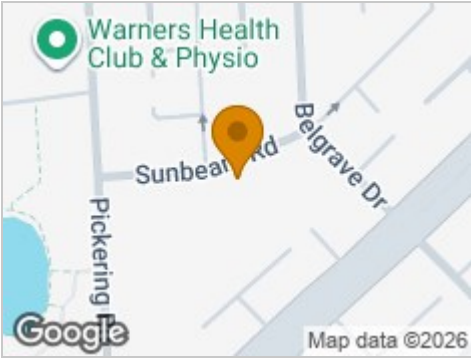
Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

#### Sales 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.



Road Map



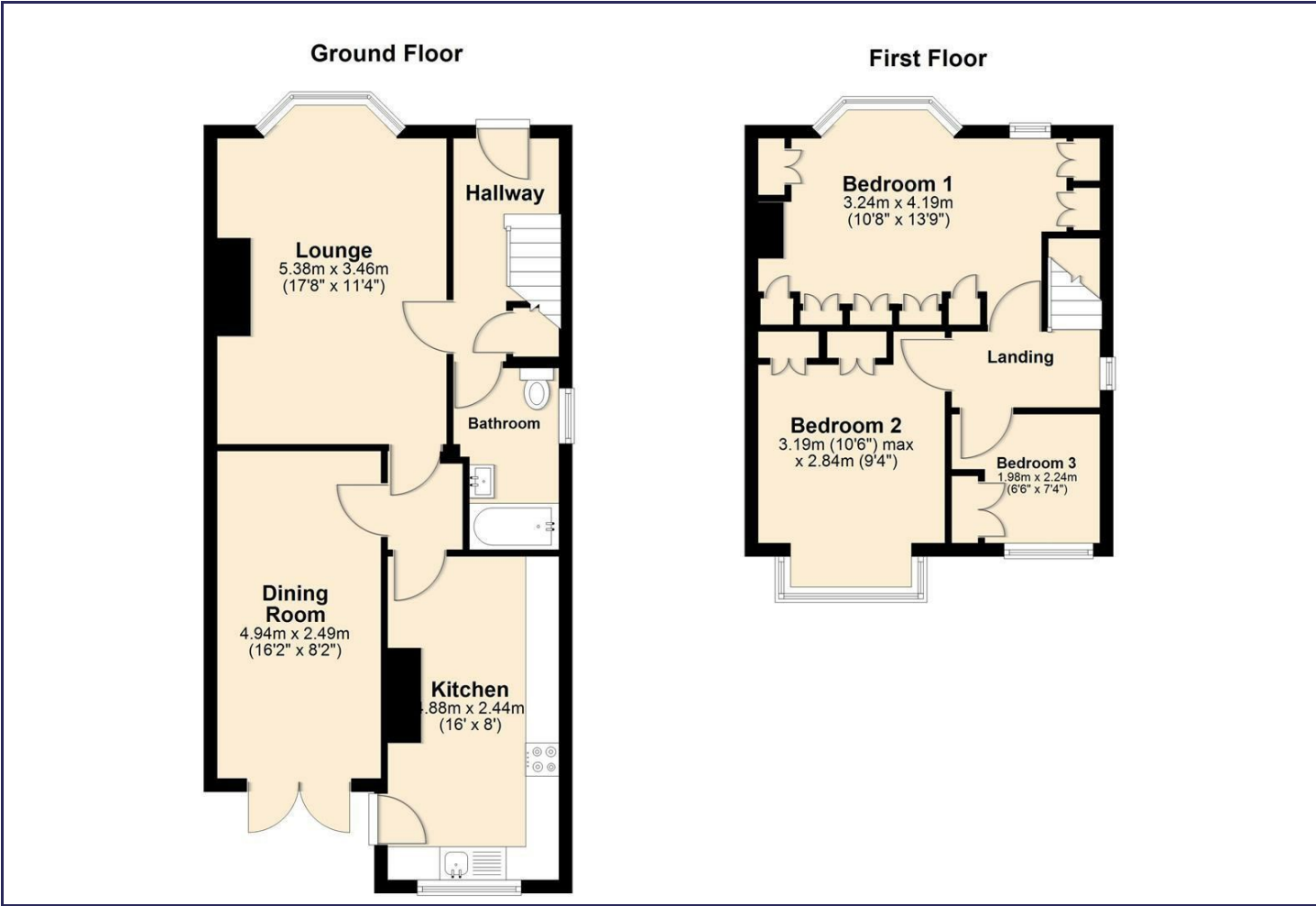
Hybrid Map



Terrain Map



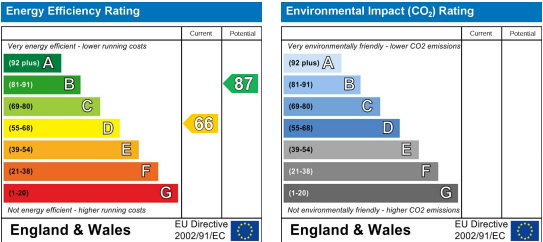
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 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.