Whitakers
Estate Agents









635 Newtondale, Hull, HU7 4BZ

Asking Price £160,000

This STUNNING 2 bedroom semi-detached TRUE bungalow is available to purchase with NO ONWARD CHAIN!

Being one the finest example of this style of property and having been completely refurbished and modernised to an extremely high standard, the property is in true move in condition and offers an outstanding opportunity to own an immaculately presented property in this popular location!

Conveniently situated for local shops and amenities, the property briefly comprises; entrance hallway, modern integrated kitchen, lounge/dining room, two bedrooms, the master with fitted wardrobes and a luxurious shower room.

Also benefitting from front and rear garden and garage together with UPVC double glazing and gas central heating, the property truly does need to be viewed to appreciate the standard of accommodation on offer!

The Accommodation Comprises

Entrance Hallway



uPVC door into entrance hallway with laminate flooring, central heating radiator, storage cupboard and loft access hatch.

Fitted Kitchen 12'7 x 7' (3.84m x 2.13m)




Modern fitted kitchen comprising a range of grey gloss wall and base units, contrasting work surfaces and splashbacks. Ceramic hob with electric fan oven below, composite sink/drainer, integrated fridge/freezer and plumbing for automatic washing machine. Laminate flooring and two uPVC windows to front and side aspect.

Lounge/Dining Room 18'9 x 10'2 (5.72m x 3.10m)




Spacious lounge/dining room with uPVC window to front aspect, carpeted flooring, fire surround with inset gas fire and central heating radiator.

Bedroom One 13'10 x 9'3 (4.22m x 2.82m)




With uPVC window to rear aspect, fitted wardrobes, carpeted flooring and central heating radiator.

Bedroom Two 8'9 x 8' (2.67m x 2.44m)



With uPVC French Doors into rear garden, laminate flooring and central heating radiator.

Shower Room




Luxurious shower room comprising walk in mains shower with rainfall head and glazed screen, vanity hand wash basin and concealed cistern wc. Heated chrome towel rail, fully tiled walls, vinyl flooring and uPVC window to side aspect.

Outside



To the front of the property is a lovely enclosed garden laid to decorative aggregate with borders featuring an array of mature plants and shrubs and timber fencing to perimeters. Side gate access leads to the low maintenance rear garden with artificial lawn, mature borders, timber fencing to perimeters and rear gate access.

Garage

The single garage is located to the rear of the property with parking to the front and an internal door into the rear garden.

Tenure

The property is Freehold

Council Tax

Council Tax band A
Kingston upon Hull City Council

EPC

EPC rating Awaited

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/Tile
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 13 Mbps, 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.

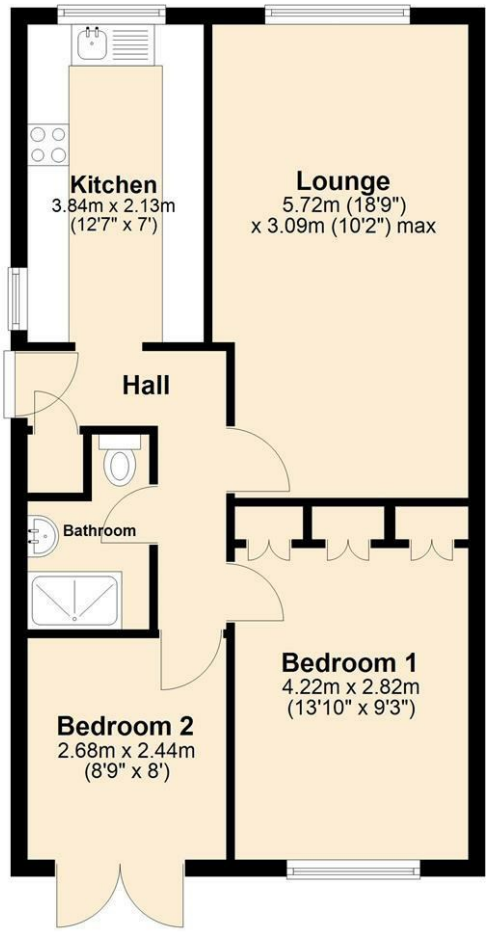
Offering on a property

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.

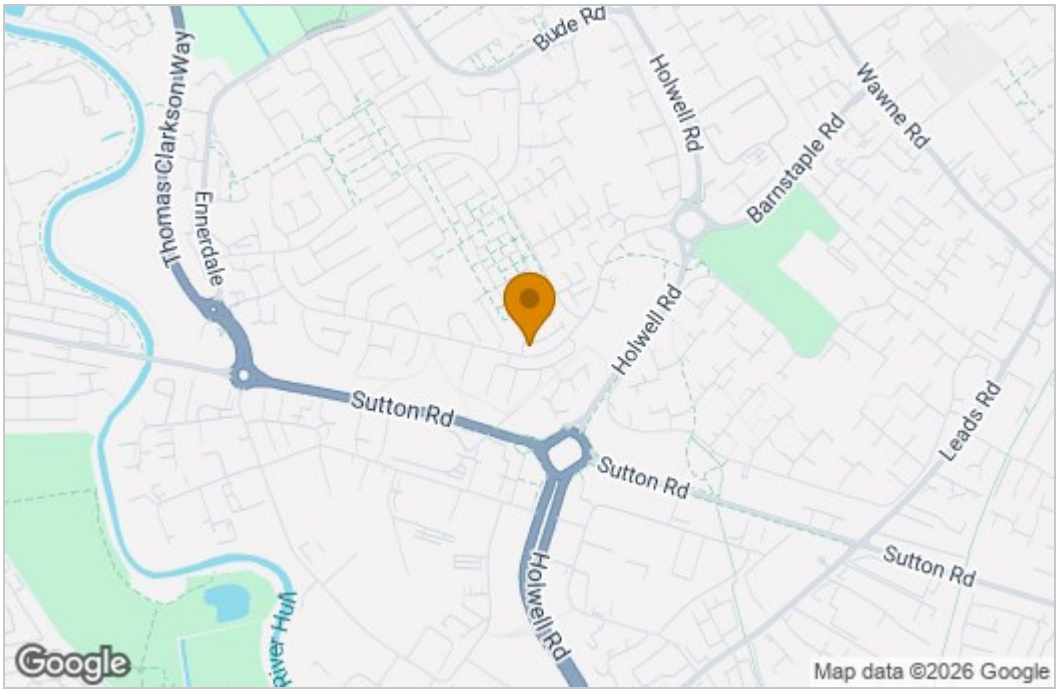
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

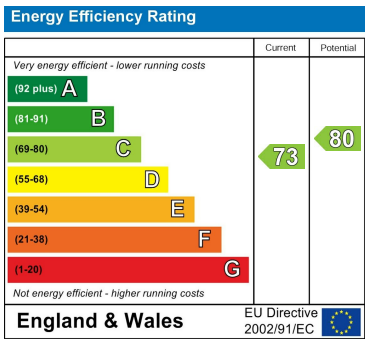
Ground Floor

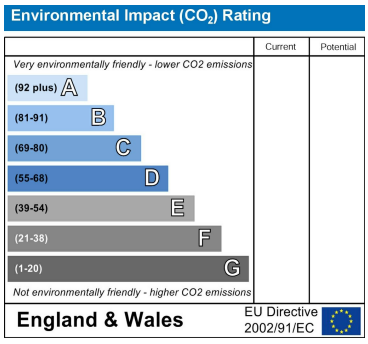


Area Map



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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