

Whitakers

Estate Agents



32 Dunlin Close, Hull, HU7 4SR

Asking Price £140,000

Whitakers are delighted to present a rare opportunity to purchase this OUTSTANDING 4 BEDROOM TERRACED HOME, situated in a most popular and sought after area.

Nestled at the foot of this peaceful and select cul-de-sac, just a short walk from historic Sutton Village with its range of shops, pubs and leisure amenities, the property is also ideally positioned for highly regarded local schools as well as being just a short drive from the wide range of retail and leisure outlets of both Kingswood Retail Park and North Point Shopping Centre.

Tastefully and stylishly presented throughout, the property has been immaculately maintained and modernised by the current owners to present spacious and versatile accommodation available in true "MOVE-IN" condition!

Internally the property briefly comprises; front porch with storage cupboards, a spacious and welcoming entrance hallway with downstairs cloakroom, a modern fitted kitchen dining room and rear lounge which opens into the rear garden whilst the first floor houses 4 generous bedrooms and a well equipped family bathroom.

With the added benefit of an enclosed rear garden with versatile summer house, gas central heating and uPVC double glazing throughout, properties of this standard in such a sought after location rarely come to the market, hence early viewing is highly recommended!

The Accommodation Comprises

Front Porch

Front porch area with storage sheds and Composite door into entrance hallway.

Entrance Hallway

Welcoming entrance hallway with laminate flooring, stairs to first floor and door into downstairs cloakroom

Downstairs Cloakroom

With low flush wc, hand wash basin, tiled flooring and uPVC window to front aspect

Dining Kitchen

With a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. 4 ring hob with extractor, mid level electric double oven and integrated microwave. Stainless steel sink/drain, plumbing for automatic washing machine and dishwasher, laminate flooring, uPVC window to front aspect and ample space for family dining.

Lounge

Stunning lounge with media wall, laminate flooring, uPVC window and French doors to rear garden.

First Floor Landing

Stairs from entrance hallway to first floor landing.

Bedroom One

Spacious double bedroom with uPVC window to front aspect, laminate flooring and central heating radiator.

Bedroom Two

Second double bedroom with uPVC window to rear aspect, carpeted flooring and central heating radiator.

Bedroom Three

Generous third bedroom with uPVC window to rear aspect, central heating radiator and carpeted flooring

Bedroom Four

Useful 4th bedroom ideal as a nursery, dressing room or home office with skylight window.

Family Bathroom

Stylish bathroom with with mains shower over and fitted screen, low flush wc and vanity hand wash basin. Tiled walls, vinyl flooring, heated towel rail and uPVC window to front aspect.

Gardens

To the front of the property is a small courtyard garden with wrought iron fencing whilst to the rear is a low maintenance garden with block paving and decked seating area, timber fencing and rear gate access.

Summer House

Spacious and versatile modern summer house with double doors into the garden and electric supply, perfect for entertaining or home working!

Tenure

The property is Freehold

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC

EPC rating C

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 - Medium

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

Broadband -ADSL Under 24Mbps, Superfast 24-100Mbps, Ultrafast 100-999Mbps, Gigabit 1000Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

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.

Whitakers Estate Agent Declaration:

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

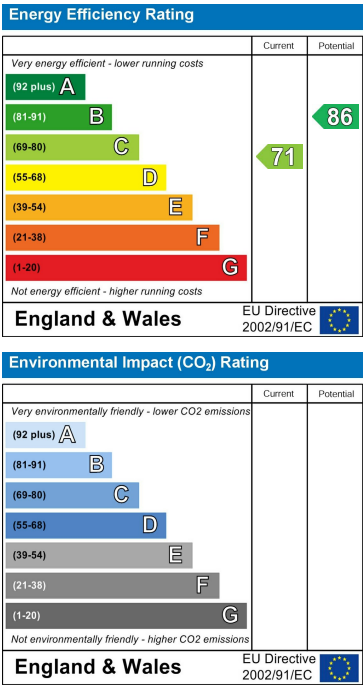
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

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.