

Whitakers

Estate Agents



5 Croft View, Hull, HU7 4YU

Asking Price £124,950

AN IDEAL OPPORTUNITY FOR THE PURCHASER LOOKING TO DOWN SIZE, THIS SEMI DETACHED TRUE BUNGALOW IS SITUATED ON THE CUSP OF SUTTON VILLAGE AND ALL OF THE FABULOUS AMENITIES IT HAS TO OFFER.

THE ACCOMMODATION COMPRISES LOUNGE, FITTED KITCHEN, TWO BEDROOMS AND CONTEMPORARY SHOWER ROOM AND HAS THE ADDED BENEFIT OF A CONSERVATORY AND A SMALL SUN ROOM. WITH GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY HAS GARDENS TO THE FRONT AND REAR AND ALSO BOASTS A GARAGE AND AN EXTRA CAR PARKING SPACE. PRESENTED IN "READY TO MOVE INTO" CONDITION, EARLY APPOINTMENTS TO VIEW ARE ENCOURAGED.

Lounge 16'9" x 10'0" (5.11 x 3.06)



Attractive laminate flooring, Adam style fire surround with marble effect back and hearth incorporating an inset coal effect gas fire, a radiator and French Doors give access to the

Conservatory 8'8" x 8'8" (2.65 x 2.65)



Having a tiled floor and there are French Doors giving access to the rear garden.

Fitted Kitchen 14'11" x 6'10" (4.56 x 2.10)



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset one and a half bowl sink unit with mixer tap.. Window to the rear aspect partially tiled walls, an over head filter hood, plumbing for an automatic washing machine and there is a chrome heated towel rail.

Bedroom One 11'10" x 9'3" (3.61 x 2.84)



Window to the front aspect, fitted wardrobes, bedside cabinets, a drawer unit and there is a radiator.

Bedroom Two 12'11" x 6'11" (3.95 x 2.12)



Window to the front aspect, fitted wardrobes, over head cupboards, a radiator and French Doors give access to;

Bathroom



Sun Room



Ideal for the morning cuppa and a good book.

Gardens



To the rear of the property is a garden laid to decorative aggregates and there is a garden shed. The front of the property is laid mainly to patio area.

Garage



To the front of the property is a single garage and there is also an extra car parking space next to it which is accessible via double gates.

Council Tax

Hull City Council - band A

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 a tiled roof

Conservation Area - No

Flood Risk -Very low

Mobile Coverage/Signal -Yes

Broadband - Basic 16 Mbps Ultrafast 1000 Mbps

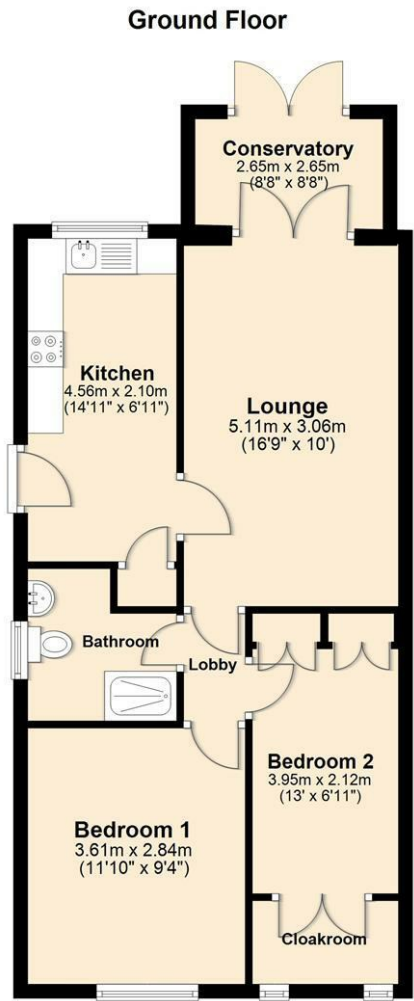
Coalfield or Mining Area -No

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.

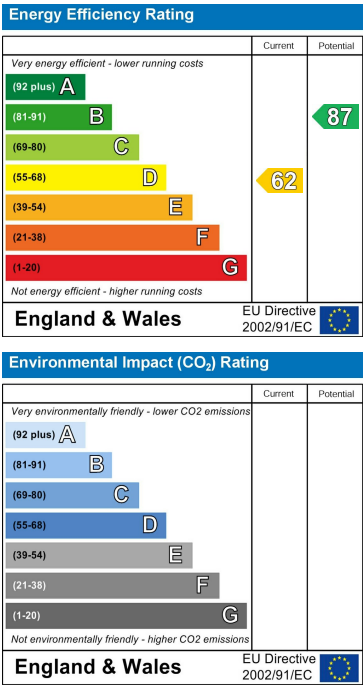
Floor Plan



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.