

# Whitakers

Estate Agents



**5 Gleneagles Park, Hull, HU8 9JP**

**Asking Price £100,000**

Whitakers are now in receipt of an offer for the sum of £92,500 for 5 Gleneagles Park. Anyone wishing to place an offer on this property should contact Whitakers estate agents, 01482 877177 before exchange of contracts.

Situated in a sought after residential area, close to popular schools and Sutton village, this spacious home offers three well proportioned bedrooms, bathroom, conservatory, kitchen, with front and rear gardens, AND GARAGE!

This spacious home **MUST** be viewed! You will not be disappointed!

Chain free, ideal for the growing family or 1st time buyer!

We advise early viewing!



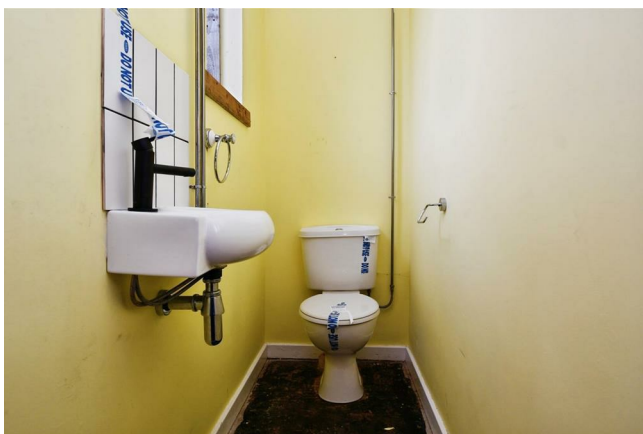
## The Property Comprises

### Entrance Porch



Enter through uPVC door, uPVC windows to the front aspect with under stairs storage cupboard.

### Downstairs WC



uPVC window to the front aspect, low level wc and wash basin.

### Kitchen/Dining Room 14'9" x 11'5" (4.52 x 3.48)



The kitchen is fitted with a range of shaker base and wall units with contrasting work surfaces with kitchen breakfast bar/island, stainless steel sink and mixer tap, space for a range oven, laminate flooring, plumbing for an automatic washing machine, uPVC double glazed door to the rear aspect, uPVC windows to the front and rear aspect, and a radiator.

### Lounge 14'10" x 14'5" (4.53 x 4.41)



uPVC sliding doors into the conservatory, carpeted flooring and radiator.

### Conservatory 12'0" x 8'2" (3.67 x 2.49)



uPVC conservatory/French doors to the rear aspect into the garden with laminate flooring.

### First Floor Landing

uPVC double glazed windows to the front aspect, radiator giving access to;

### Bedroom One 14'11" x 11'5" (4.55 x 3.48)



The very spacious bedroom has a radiator and uPVC double glazed window to the rear aspect.

### Bedroom Two 11'9" x 8'2" (3.59 x 2.49)



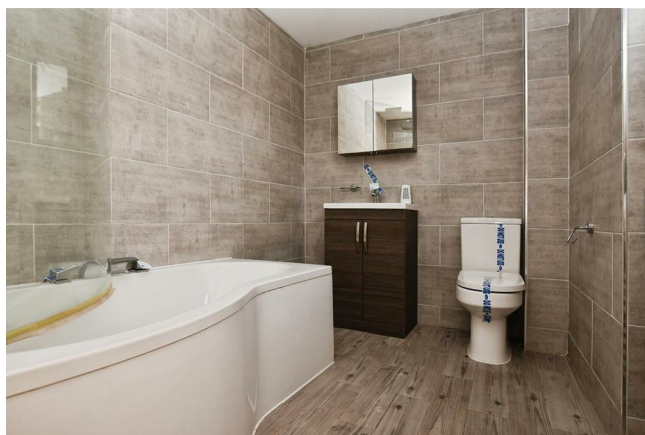
The second bedroom is very spacious and has a radiator, laminate flooring, uPVC double glazed window to the rear aspect and a storage cupboard with hatch giving access to the loft.

### Bedroom Three 12'4" x 5'5" (3.76 x 1.66)



The third bedroom has a radiator, laminate flooring and uPVC double glazed window to the rear aspect.

### Bathroom 8'7" x 6'3" (2.64 x 1.93)



uPVC window to the front aspect, wash basin with vanity unit, low level wc and bath with plumbed shower and screen fitted over, chrome towel heater, tiled walls and flooring.

### Outside



To the front of the property is a low maintenance paved front garden with iron fence surround. The rear garden has a concrete walkway, paved area, decked patio and wooden fence boundary. Giving access to the garage.

### Garage

The garage has up/over door and side access.

### Tenure

This Property is Freehold.

### Council Tax

Hull City Council  
Band A

### EPC

EPC rating D

### 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 - None standard construction

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic, 11 Mbps, Ultrafast, 1000 Mbps

Coastal Erosion - No

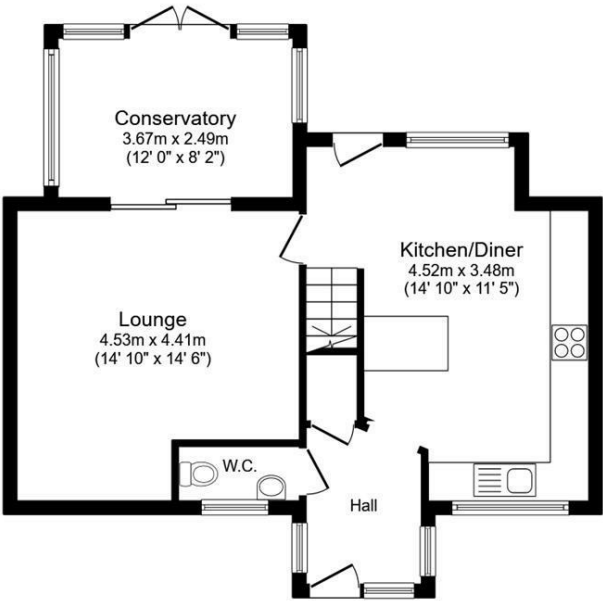
Coalfield or Mining Area - No

Planning - No

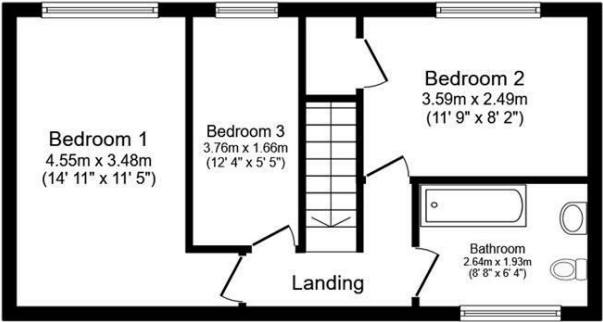
### Whitakers Estate Agent Declaration:

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.

Floor Plan



Ground Floor  
Floor area 56.0 sq.m. (603 sq.ft.)



First Floor  
Floor area 40.4 sq.m. (435 sq.ft.)

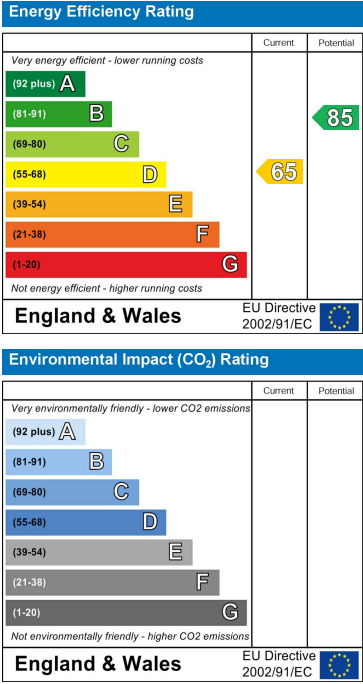
Total floor area: 96.5 sq.m. (1,038 sq.ft.)

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](http://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.