Whitakers
Estate Agents

28 Coleford Grove, Hull, HU7 4QA

Asking Price £116,950

ATTENTION FIRST TIME BUYERS ATTENTION FIRST TIME BUYERS ATTENTION FIRST TIME BUYERS

OFFERED IN "MOVE INTO" CONDITION, THIS BEAUTIFULLY PRESENTED LINK END TERRACE PROPERTY IS LOCATED HANDILY FOR THE NORTHPOINT SHOPPING AND MEDICAL AMENITIES AND WITHIN CONVENIENT ACCESS TO THE SHOPPING AND LEISURE FACILITIES AT KINGSWOOD.
THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE, FITTED DINING KITCHEN WITH INTEGRTED APPLIANCES, SPACIOUS CONSERVATORY, TWO FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A CONTEMPORARY SHOWER ROOM WITH A SEPARATE WC.
HAVING GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY ENJOYS PLEASANT GARDENS AND A DRIVEWAY GIVING ACCESS TO A SINGLE GARAGE AND INTERNAL INSPECTION WILL NOT DISAPPOINT.

Entrance Hall

Tiled floor, a radiator and a useful built in storage cupboard.

Lounge 14'11" x 10'5" (4.55 x 3.20)

A feature fire surround with marble effect back and hearth incorporating an inset coal effect gas fire, a radiator and Patio Doors giving access to :

Conservatory 16'4" x 9'4" (5.00 x 2.85)

Attractive laminate flooring and French Doors giving access to the rear garden

Fitted Dining Kitchen

A lovely 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 front aspect, partially tiled walls, a radiator, plumbing for an automatic washing machine, laminate flooring and integrated appliances include an electric oven, electric hob, an over head extractor canopy and a fridge/freezer. Staircase off and Patio Doors give access to the conservatory.

Bedroom One 12'3" x 10'7" (3.75 x 3.23)

Window to the rear aspect, a radiator, fitted wardrobes and a dressing table unit with drawers.

Bedroom Two 11'10" x 8'2" (3.61 x 2.50)

Window to the rear aspect, a radiator, fitted wardrobes and dressing table unit with drawers

Shower Room

A lovely contemporary room with a plumbed shower unit within an independent double enclosure, wash hand d basin with monobloc tap in a vanity unit, spotlights to the ceiling and a tall contemporary radiator.

Separate WC

Having a low level unit.

Gardens

The property occupies a pleasant plot with enclosed gardens to the front, side and rear which are laid mainly to block paved patio areas.

Garage

There is a single garage accessed by a driveway providing off street car parking amenities.

Tenure
This property is Freehold

Council Tax
Hull City Council - band A

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 - Non standard construction
Conservation Area -No
Flood Risk -Very low
Mobile Coverage/Signal - EE, Vodafone, Three and O2
Broadband - Basic 23 Mbps Ultrafast 55002

Mbps
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:

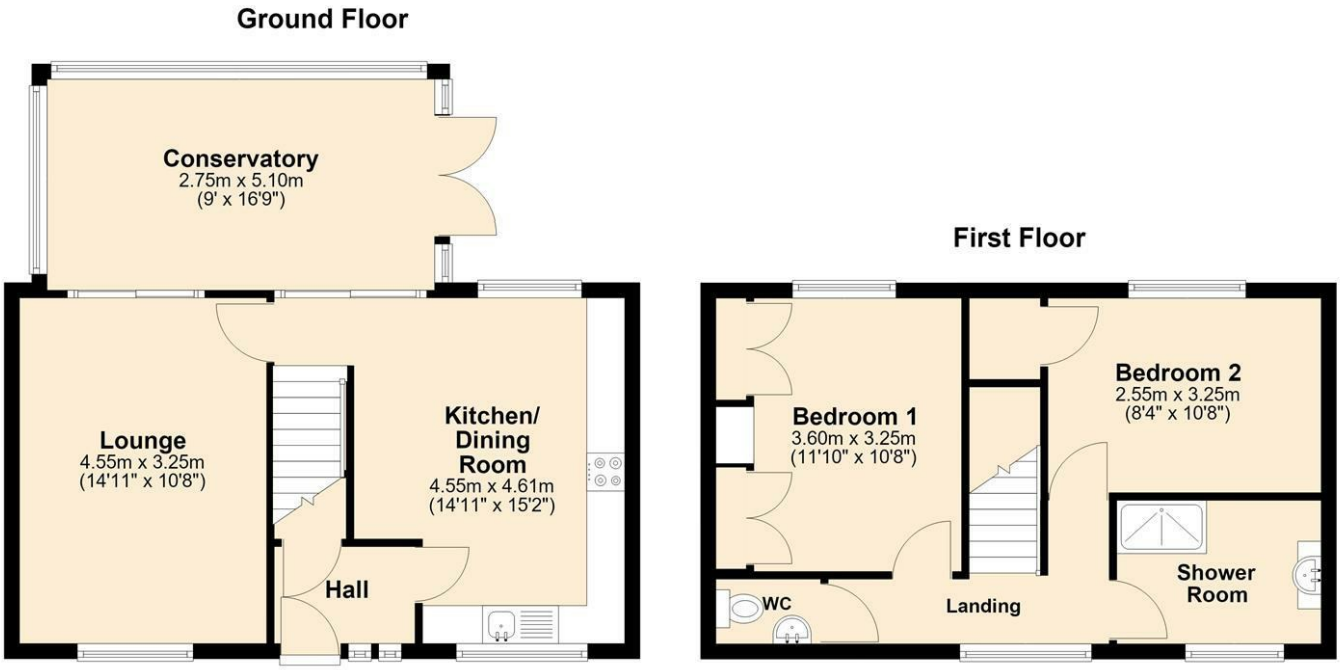
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans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

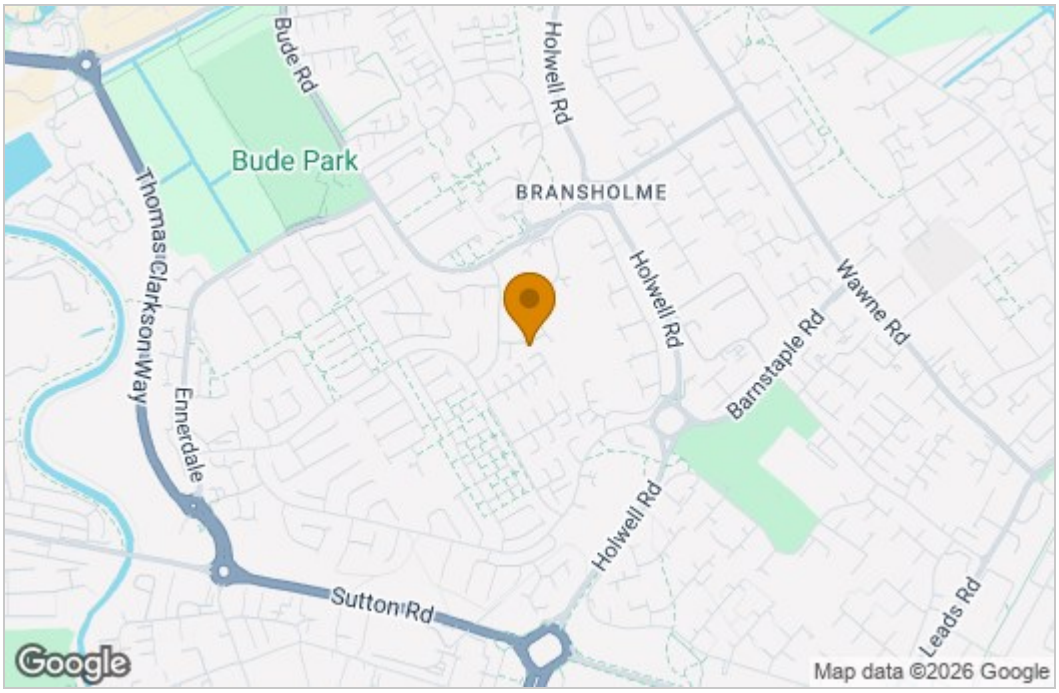
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All 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.

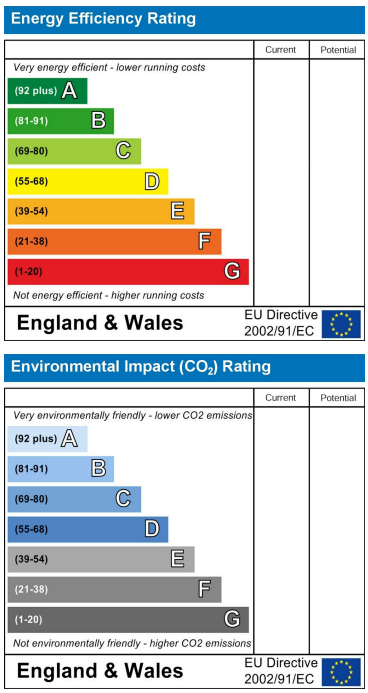
Floor Plan



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.

86 Church Street, Sutton On Hull, HU7 4TD
Tel: 01482 877177 Email: sutton@whitakers.co.uk https://www.whitakers.co.uk