

# Whitakers

Estate Agents



## 19 Kilton Court, Howdale Road, Hull, HU8 9FE

**Asking Price £99,950**

. ATTENTION FIRST TIME BUYERS AND THE BUSY PROFESSIONAL .

THIS GROUND FLOOR APARTMENT IS LOCATED ON THE EVER POPULAR HOWDALE ROAD DEVELOPMENT, JUST A STROLL AWAY FROM ALL OF THE FABULOUS AMENITIES THAT SUTTON-ON-HULL HAS TO OFFER.

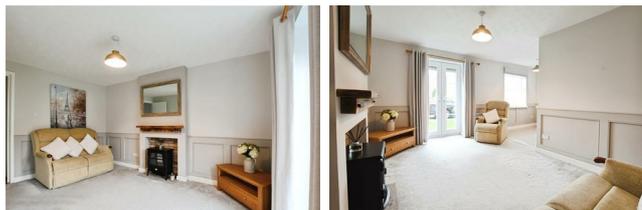
THE ACCCOMMODATION BRIEFLY COMPRISES LOUNGE AND DINING AREA, FITTED KITCHEN WITH APPLIANCES, TWO BEDROOMS OF GOOD PROPORTION AND A CONTEMPORARY SHOWER ROOM AND HAS ALLOCATED CAR PARKING AND COMMUNAL GARDENS.

WELL PRESENTED THROUGHOUT, THE PROPERTY MAY ALSO INTEREST THE PURCHASER LOOKING TO DOWN SIZE AND THE DISCERNING INVESTOR.

APPOINTMENTS TO VIEW ARE ENCOURAGED.

Communal Entrance Hall  
Accessible via an intercom system

### Lounge



Having a feature fire place and French Doors giving access to the communal garden. Opens to;

### Dining Area

Window to the front aspect and a feature archway through to;

### Fitted Kitchen



A range of fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with mixer tap. Partially tiled walls, plumbing for an automatic washing machine and integrated appliances include an eye level electric oven, electric hob and an over head extractor canopy.

### Inner Hallway



Giving access to:

### Bedroom One



Window to the rear aspect

### Bedroom Two



Window to the rear aspect.

### Contemporary Shower Room



An electric shower unit within an independent enclosure, wash hand basin with a pedestal and a low level wc. unit.. Tiled walls, a built in storage cupboard and a heated towel rail.

### Gardens



The property is set within communal gardens to the front and rear.

### Car Parking

There is allocated car parking to the forecourt.

Council Tax  
Hull City Council tax band A

EPC Rating  
EPC Rating D

Tenure  
This property is Leasehold

#### 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.

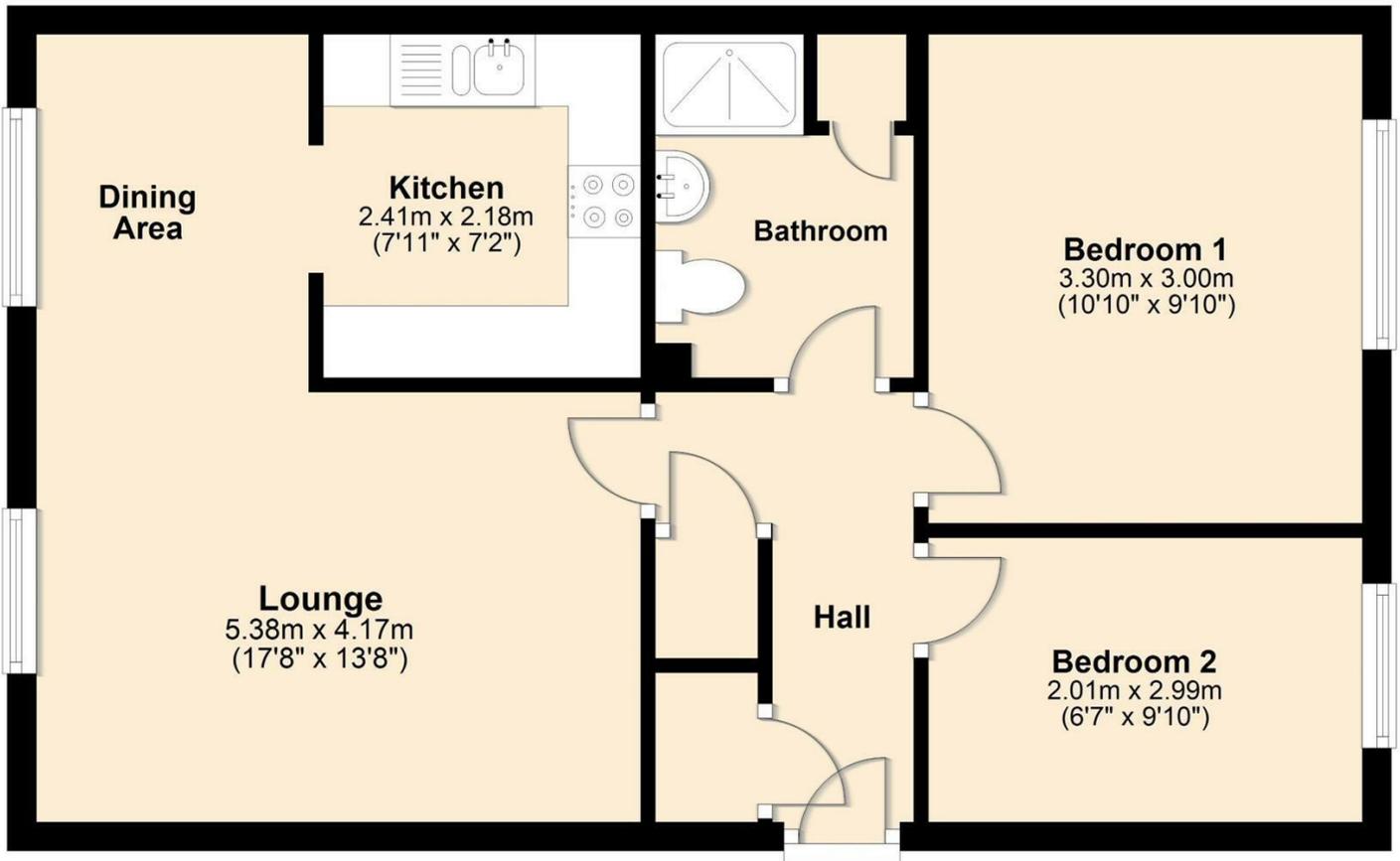
#### Material Information:

Construction - Brick under tiled roof, ground floor position  
Conservation Area - No  
Flood Risk -medium  
Mobile Coverage/Signal - EE, Vodafone, Three and O2  
Broadband - Basic 8 Mbps Ultrafast 10000 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.

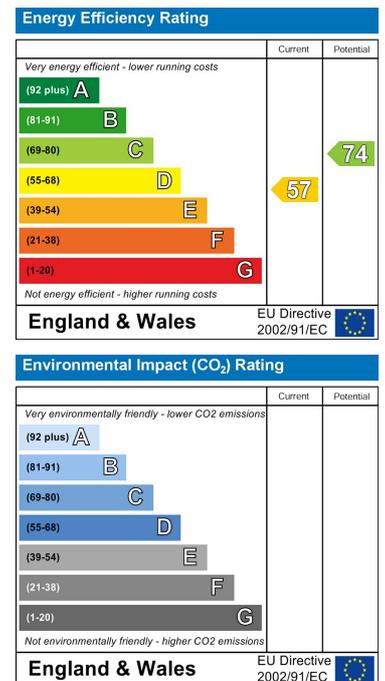
# Floor Plan



# 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.