Whitakers
Estate Agents



23 Poplar Court

Sutton-On-Hull, Hull, HU7 4YX

Asking Price £79,950

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The Accommodation Comprises

Entrance Porch
uPVC door into porch area with stairs to first floor landing with uPVC window and door into....

Hallway
With carpeted flooring and central heating radiator.

Lounge
15'6 x 10' (4.72m x 3.05m)
With uPVC window to front aspect, carpeted flooring and central heating radiator.

Kitchen
7'9 x 6'10 (2.36m x 2.08m)
Fitted wall and base units with contrasting work surfaces and tiled splash backs. 4 ring gas hob with extractor over and electric fan oven below. Ceramic sink/drainer, plumbing for automatic washing machine and uPVC window to front aspect.

Bedroom One
11'5 x 10 (3.48m x 3.05m)
Fitted wardrobes, carpeted flooring, uPVC window to rear aspect and central heating radiator

Bedroom Two
10' x 6'10 (3.05m x 2.08m)
Carpeted flooring, uPVC window to rear aspect and central heating radiator

Bathroom
Panel bath with mixer shower over, low flush wc, hand wash basin, tiled walls and uPVC window to side aspect.

Outside
The property is set within communal gardens with a residents only car park.

Tenure
The property is Leasehold. We understand the lease to be of 999 years from 1/1/1997 however this should be verified by the purchaser via vendors solicitors.

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 - We understand the properties to be of standard construction however purchasers should rely upon their own survey.
Conservation Area - No
Flood Risk - Very Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Ultrafast 10000 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:

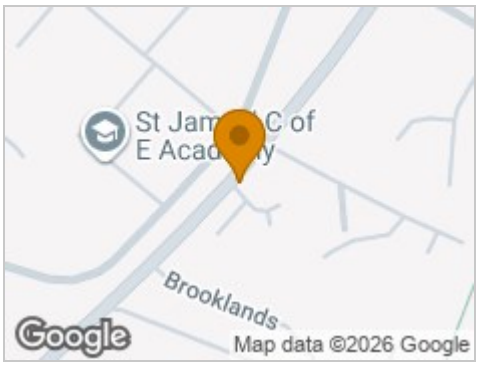
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans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

Road Map



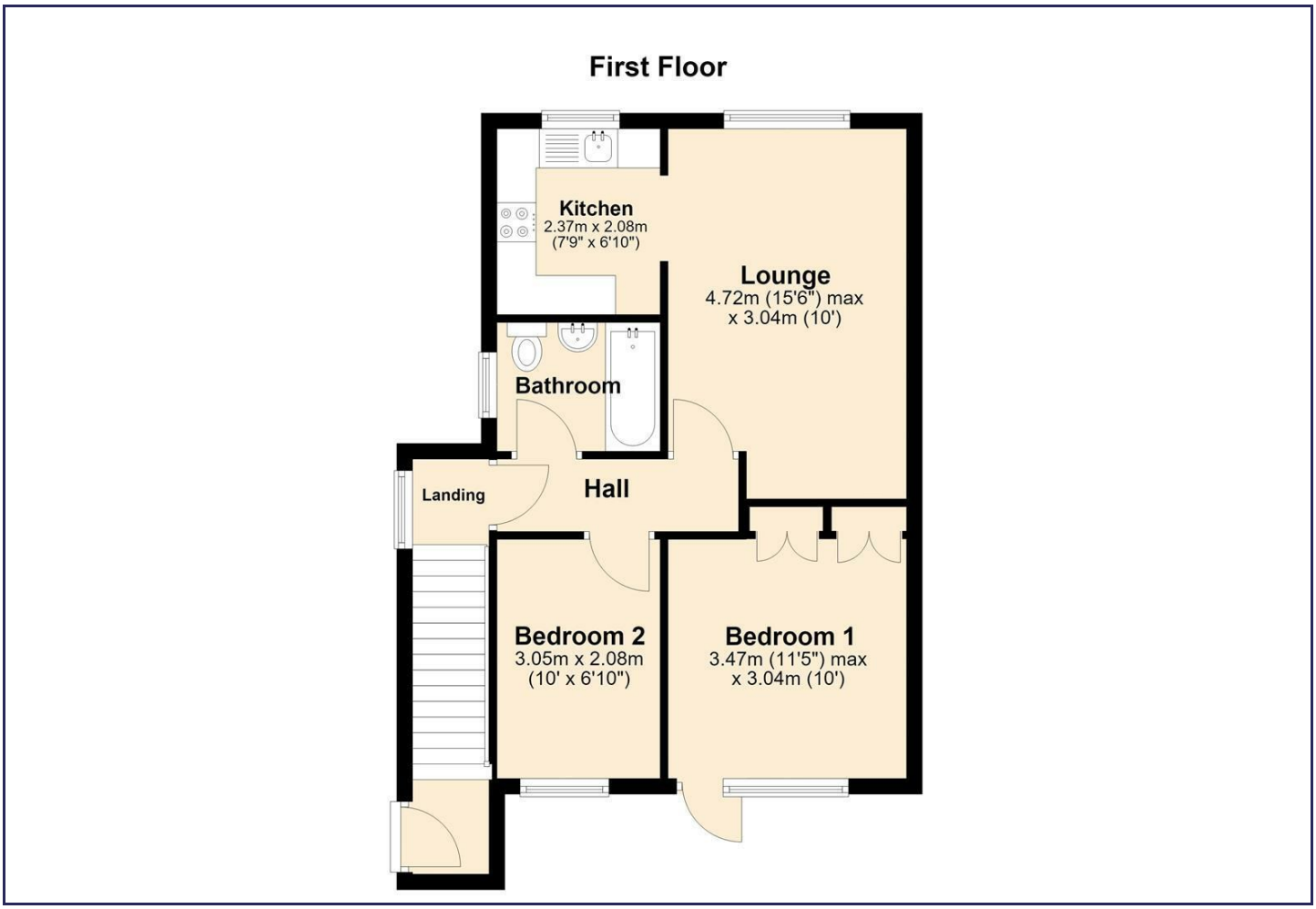
Hybrid Map



Terrain Map



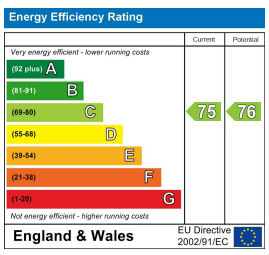
Floor Plan

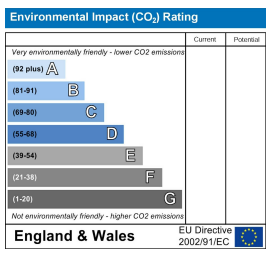


Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

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.

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