

Whitakers

Estate Agents



18 Heatherwood Court, Hull, HU7 4JR

Guide price £160,000

****GUIDE PRICE £160-170,000****

Whitakers are delighted to bring this modern 3 bedroom townhouse to the market.

Conveniently arranged over three floors and being immaculately maintained and presented throughout, the property is situated at the foot of a quiet cul-de-sac within the ever popular Castle Grange development and represents outstanding family accommodation in a sought after and convenient location.

Well positioned for local schools and amenities together with excellent transport links into and around the City, Kingswood Retail Park with its wealth of leisure and retail outlets together with popular North Point Shopping Centre are both within close proximity.

Presented in "move-in" condition, the property briefly comprises; entrance hall, downstairs cloakroom, fitted kitchen and lounge/diner to the ground floor, two double bedrooms and family bathroom to the first floor whilst the second floor houses the master bedroom with dressing area and ensuite shower room.

Also benefitting from off road parking to the front for 2 vehicles and private rear garden together with gas central heating and uPVC glazing throughout, early viewing is highly recommended!

The Accommodation Comprises

Entrance Hallway



Composite entrance door into hallway with laminate flooring, central heating radiator, storage cupboard and stairs to first floor.

Downstairs Cloakroom



With low flush wc, hand wash basin, central heating radiator, tiled flooring and uPVC window to front aspect.

Kitchen 12' x 6' (3.66m x 1.83m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. 4 ring gas hob with extractor over and electric oven below, stainless steel sink/drainage with mixer taps over. Plumbing for automatic washing machine, space for free standing fridge/freezer, laminate flooring, central heating radiator and uPVC window to front aspect.

Lounge/Dining Room 15'4 x 12'10 max (4.67m x 3.91m max)



Spacious lounge/dining room with carpeted flooring, built in storage cupboard, central heating radiator and uPVC French doors into rear garden.

First Floor Landing



Stairs from entrance hallway to first floor landing with central heating radiator and carpeted flooring.

Bedroom Two 12'10 x 10'5 max (3.91m x 3.18m max)



With uPVC window to rear aspect, carpeted flooring and central heating radiator.

Bedroom Three 12'10 x 9'10 max (3.91m x 3.00m max)



With two uPVC windows to rear aspect, carpeted flooring and central heating radiator.

Family Bathroom 6'8 x 6'2 (2.03m x 1.88m)



Panel bath with electric shower over and fitted screen, low flush wc and pedestal hand wash

basin. Tiled flooring, wall tiling to water sensitive areas, central heating radiator and extractor fan.

Second floor landing

Carpeted stairs from first floor landing to second floor.

Master Bedroom 12' x 12'11 max (3.66m x 3.94m max)



Spacious Master bedroom with uPVC bay window to front aspect, carpeted flooring and central heating radiator. Opens through into....

Dressing Area 6'11 x 5'9 (2.11m x 1.75m)



With carpeted flooring, central heating radiator, fitted mirror sliding wardrobes and two storage cupboards. Door leads into....

En-suite 6'1 x 7'9 max (1.85m x 2.36m max)



Very spacious en-suite shower room comprising tiled shower cubicle with mains shower, hand wash basin and low flush wc. Tiled flooring, central heating radiator and roof window to rear aspect.

Outside



The front of the property is tarmacked to provide off road parking for two vehicles whilst a side gate leads to the enclosed rear garden laid mainly to lawn with storage shed and perimeter fencing.

Tenure

The property is Freehold

Council Tax

Kingston upon Hull City Council

Council Tax band B

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 - Brick/Tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 11 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

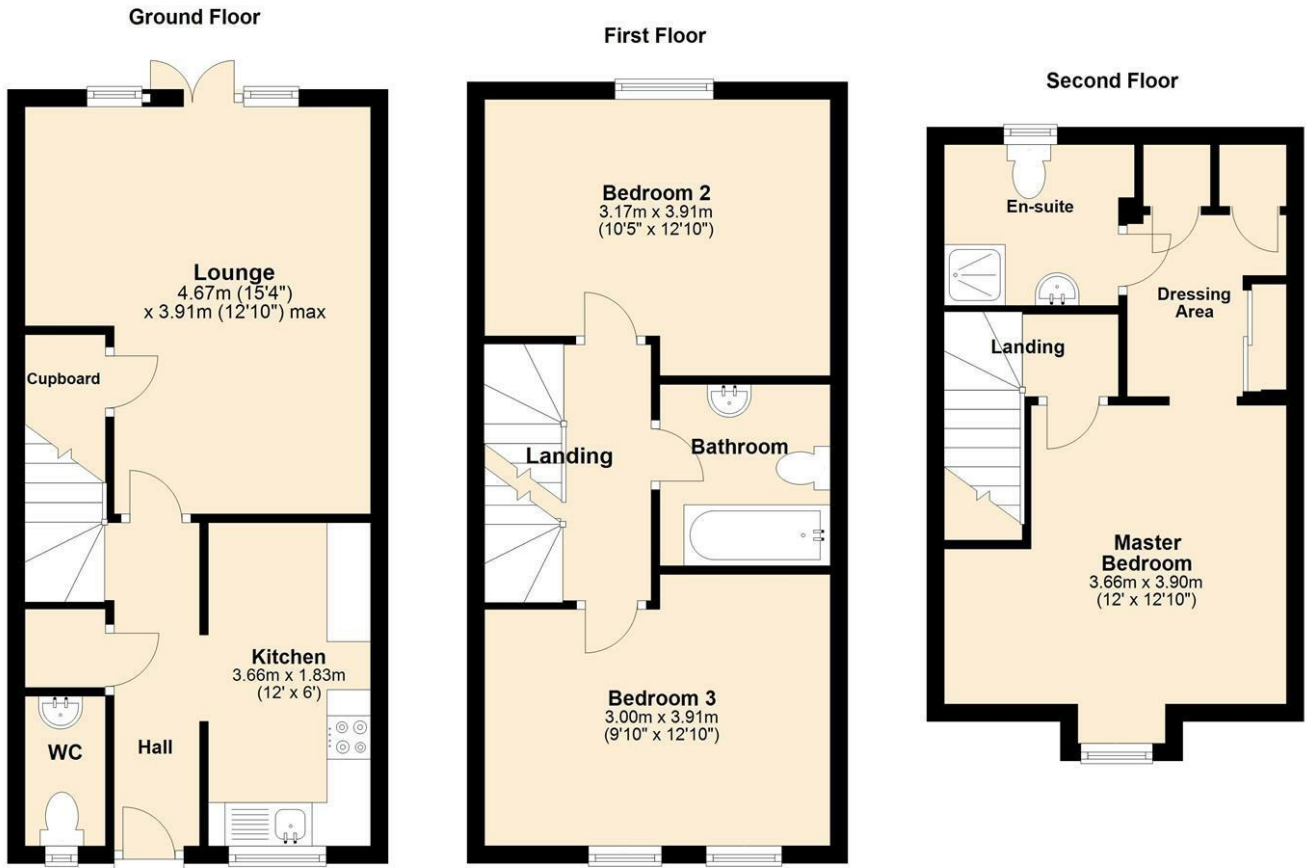
Coalfield or Mining Area - No

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

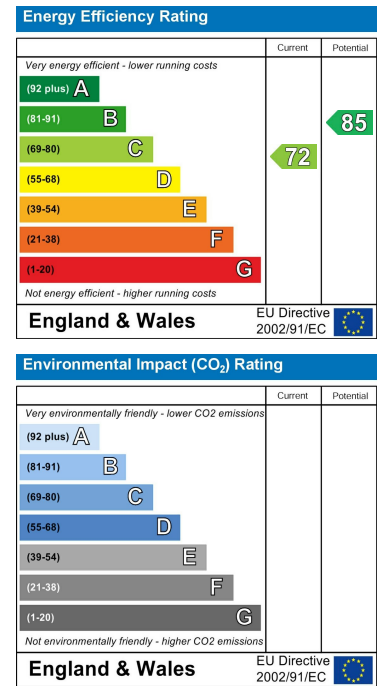


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.