Whitakers
Estate Agents

204 Gleneagles Park, Hull, HU8 9JU

Asking Price £149,950

SITUATED ON THIS POPULAR DEVELOPMENT TO THE EAST OF THE CITY, PARTICULARLY SOUGHT AFTER FOR THE EDUCATIONAL CHOICE OF SPRING COTTAGE PRIMARY SCHOOL, THIS MODERN STYLE END TERRACE HOUSE WILL APPEAL TO THE GROWING FAMILY UNIT.

BEAUTIFULLY PRESENTED IN "MOVE INTO" CONDITION, THE ACCOMMODATION BRIFELY COMPRISES ENTRANCE HALL, CLOAK ROOM, LOUNGE OPENING TO A CONSERVATORY, FITTED KITCHEN WITH INTEGRAL APLIANCES, THREE FIRST FLOOR BEDROOMS AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

SET WITHIN ATTRACTIVE GARDENS AND HAVING A SINGLE GARAGE TO THE REAR, EARLY APPOINTMENTS IN ORDER TO VIEW ARE ENCOURAGED TO AVOID DISAPPOINTMENT.

Entrance Hall

Attractive laminate flooring, useful under stairs storage cupboard and access to;

Cloak Room

A low level wc and wash hand basin within a vanity unit with monobloc tap. Laminate flooring and a radiator.

Kitchen/Dining Room 14'11 x 14'8 (4.55m x 4.47m)

A lovely range of fitted floor and wall units with an inset one and a half bowl sink unit and mixer tap. Windows to the front and rear aspect and French doors also the rear aspect giving access to the rear garden. Tiled floor and partially tiled walls, plumbing for an automatic washing machine, staircase off and integrated appliances include an electric oven, electric hob and a stainless steel over head extractor canopy

Lounge 14'11 max x 14'6 (4.55m max x 4.42m)

Window to the front aspect, a radiator and a feature fire place houses a lovely solid fuel burner. Opens to;
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Conservatory 6'9 x 11'10 (2.06m x 3.61m)

A lovely versatile room with French doors giving access to the rear garden.

First Floor Landing

With a radiator and access to:

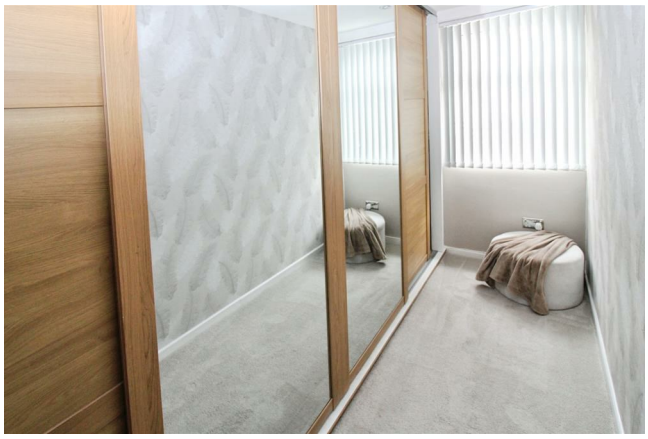
Bedroom One 14'11 x 8'9 (4.55m x 2.67m)

Window to the rear aspect and a radiator

Bedroom Two 8'3 x 11'6 (2.51m x 3.51m)

Window to the rear aspect, built in storage cupboard and a radiator.

Bedroom Three 11'11 x 5'5 (3.63m x 1.65m)



Window to the rear aspect and there is a range off attractive wardrobes with sliding doors.

Bathroom

A white suite to comprise a shower bath, wash hand basin within a vanity unit and a low level wc. majority tied walls and floor, spotlights to the ceiling, extractor fan and a radiator

Gardens

To the front of the property is an enclosed garden laid to decorative aggregates and to the rear an enclosed garden laid to artificial lawn, decking seating area and a paved patio with decorative aggregates .

Single Garage

Accessible via the rear of the property and having electricity supplied.

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 - We understand the property to be tile roof over brick/timber frame however buyers should rely upon their own survey
Conservation Area - No
Flood Risk -Very low
Mobile Coverage/Signal - EE, Vodafone, O2, Three
Broadband - Ultrafast 5500 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:

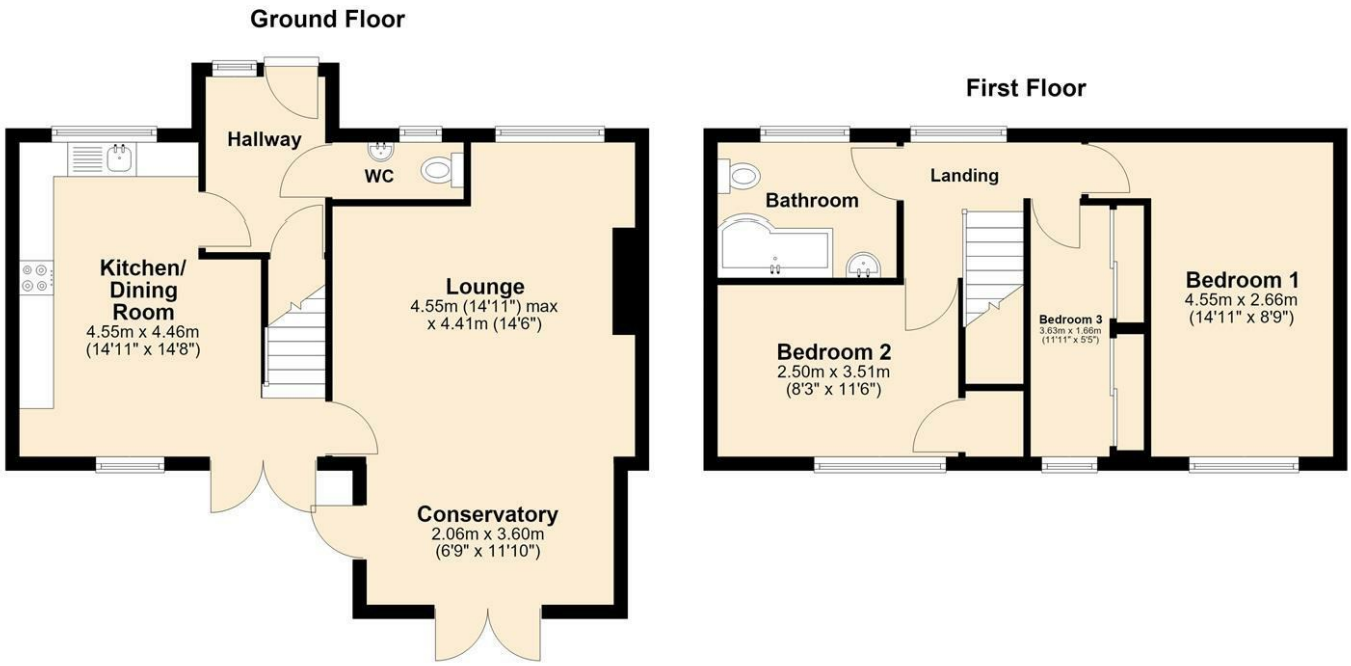
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans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

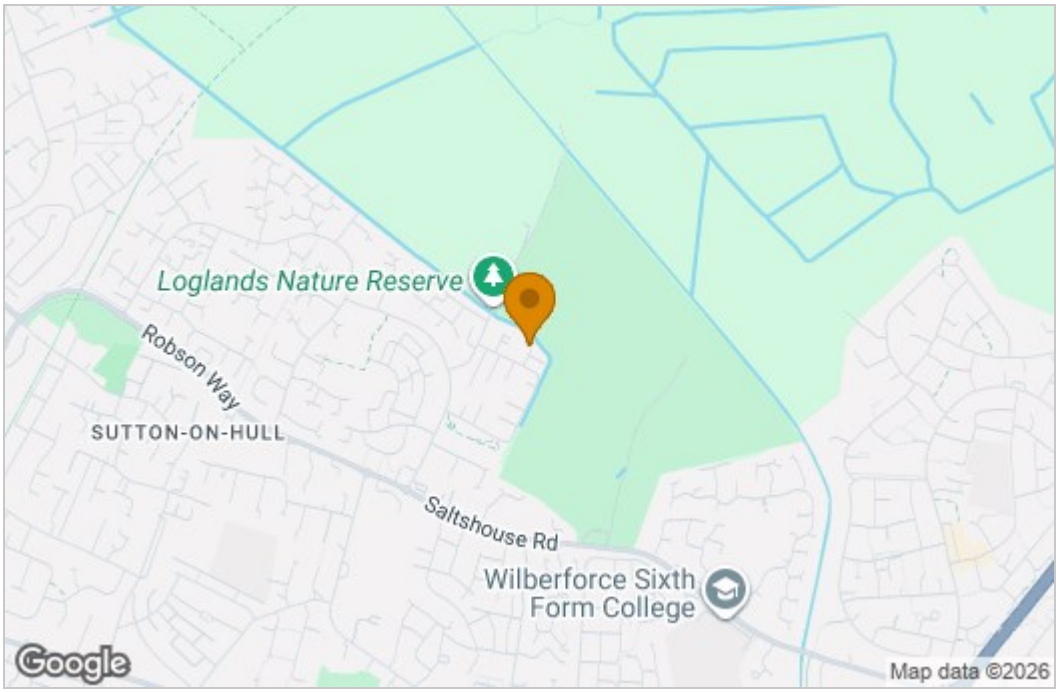
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All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

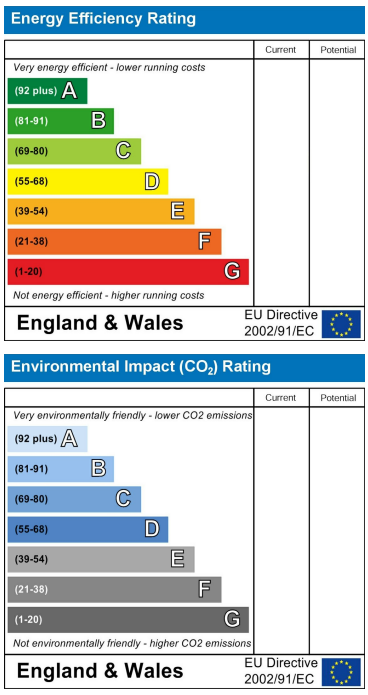
Floor Plan



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