

# Whitakers

Estate Agents



## 6 Highgrove Way

Kingswood, Hull, HU7 3JU

Offers Around £245,000



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The accommodation comprises:

#### Entrance hall

Double glazed entrance door, gas central heating radiator and staircase to the landing off.

#### Lounge

15'7" x 11'0" (4.75 x 3.36)

Upvc double glazed window, gas central heating radiator, feature fireplace, laminate flooring and a coved ceiling. Double doors lead to:

#### Dining kitchen

23'7" x 11'1" (7.20 x 3.38)

Upvc double glazed French Doors leading to the decking area, double glazed entrance door and window to the rear aspect, gas central heating radiator, fitted with a range of base wall and drawer units with contrasting preparation surfaces having an inset stainless settle single drainer sink unit with a mixer tap. Split level electric oven and four ring gas hob, over head extractor canopy and plumbing for an automatic washing machine and a dishwasher

#### Cloakroom

#### Utility area

Gas central heating boiler, internal door to the remaining garage.

#### Landing

Gas central heating radiator and access to the partly boarded loft space with pull down ladders.

#### Bedroom 1

13'8" x 10'10" (4.17 x 3.32)

Upvc double glazed window, gas central heating radiator and fitted wardrobes.

#### En-suite

A plumbed shower unit within an independent

enclosure, wash hand basin with a pedestal and a low level wc unit. Extractor unit and a contemporary style heated towel rail

#### Bedroom 2

14'0" x 9'1" (4.27 x 2.79)

Upvc double glazed window, gas central heating radiator and a storage cupboard.

#### Bedroom 3

8'9" x 7'9" (2.67 x 2.37)

Upvc double glazed window and a gas central heating radiator.

#### Bedroom 4

8'3" x 9'1" (2.54 x 2.78)

Upvc double glazed window and a gas central heating radiator.

#### Bathroom

Upvc double glazed window, gas central heating radiator, fitted with a three piece suite comprising whirlpool panelled bath, vanity wash basin and a low flush wc unit, and there is an extractor fan.

#### Gardens

To the front of the property there is an open plan garden laid to lawn. To the rear is a south facing garden of good proportion and enjoying a good deal of privacy, again laid mainly to lawn with an attractive decking seating area and a paved barbeque area with an outside tap. There is also a useful garden storage shed.

#### Garage

Single brick garage with an up and over door and power & lighting. Please note the garage has been divided to create the utility area but could easily be changed back if required.

Tel: 01482 877177

### Loft Access

There are ladders giving access to a spacious roof area ideal for storage.

### Tenure

This property is Freehold

### Council Tax

Hull City Council - band D

### 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 and tile

Conservation Area - Not applicable

Flood Risk - Low

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

Broadband - Basic 9 Mbps Ultrafast 1000 Mbps

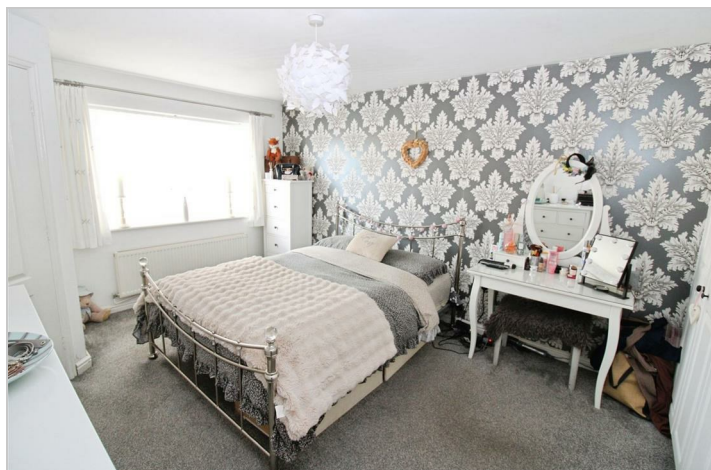
Coastal Erosion - Not applicable

Coalfield or Mining Area - Not applicable

Planning - none

### 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.



## Road Map



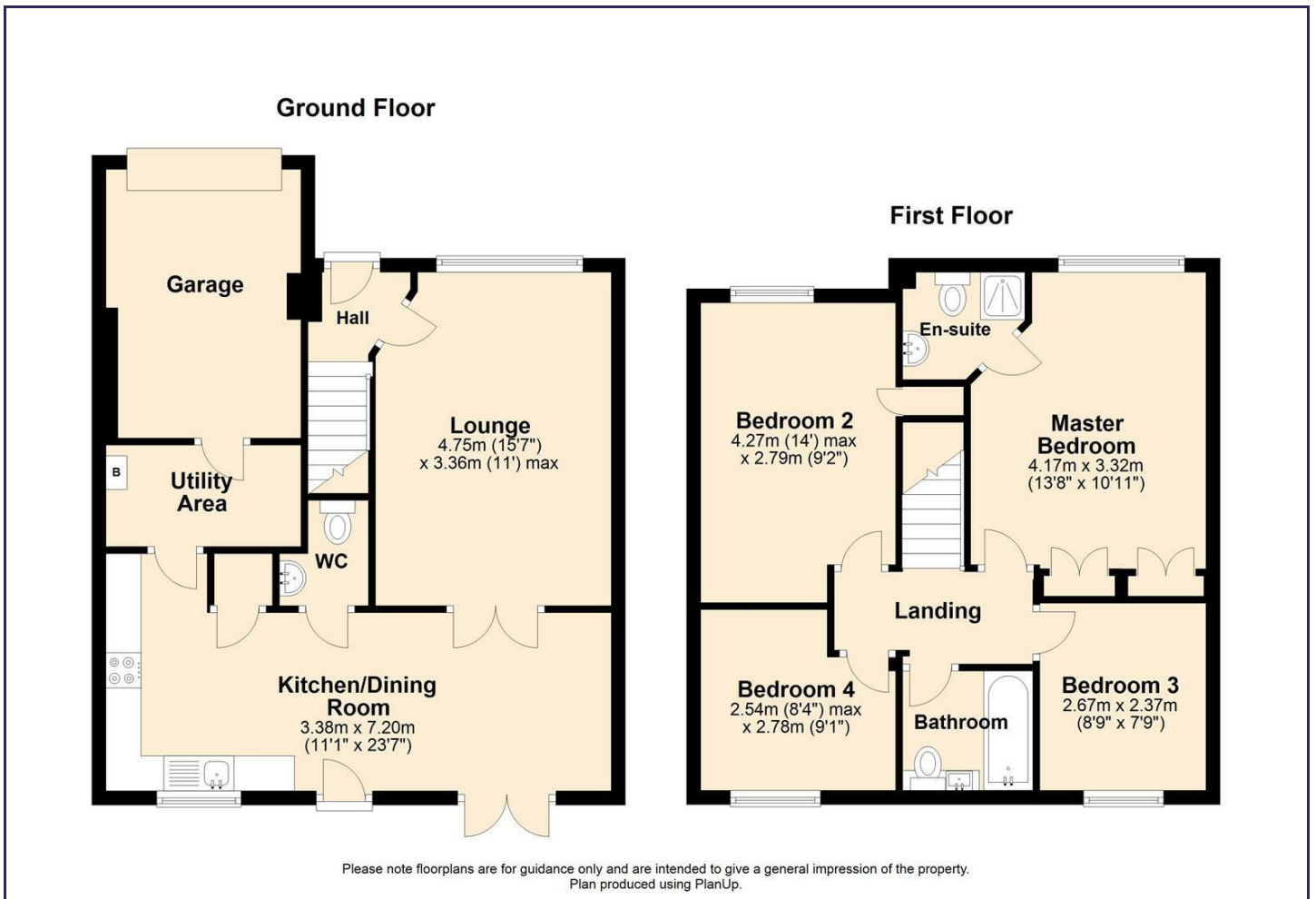
## Hybrid Map



## Terrain Map



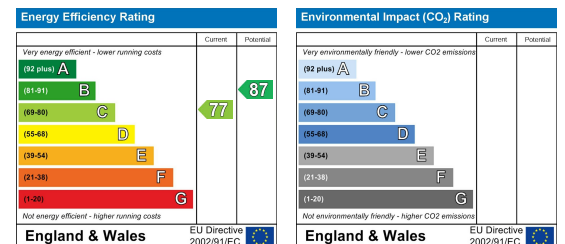
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.