

Whitakers

Estate Agents



3 Calderdale, Hull, HU7 4AN

Offers In The Region Of £172,500

NO ONWARDS CHAIN!!

THIS WELL PRESENTED 'MOVE INTO' READY, LARGER THAN AVERAGE MODERN SEMI-DETACHED HOUSE HAS BEEN NEWLY DECORATED WITH NEW FITTED CARPETS THROUGHOUT.

AFFORDING ENTRANCE HALL, LOUNGE AND DINING AREA, FITTED KITCHEN WITH INTEGRATED APPLIANCES, THREE BEDROOMS OF GOOD PROPORTION AND A FAMILY BATHROOM, THE PROPERTY HAS GAS CENTRAL HEATING TO RADIATORS, DOUBLE GLAZING, ENJOYS GARDENS OF GOOD SIZE AND A BRICK BUILT GARAGE, WITH PARKING.

LOCATED ON THE EVER POPULAR AND FAMILY FRIENDLY SUTTON PARK DEVELOPMENT, HANDY FOR LOCAL SHOPS AND SCHOOLS, THE ENNERDALE LEISURE CENTRE AND ALL OF THE KINGSWOOD SHOPPING AND LEISURE AMENITIES.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED IN ORDER TO APPRECIATE THIS PROPERTY FULLY.

Reception Hall 7'1" x 5'10" (2.18 x 1.80)
Nice and spacious with a radiator and giving access to:

Lounge 28'5" x 18'7" (8.68 x 5.68)



A square bay window to the front aspect, a radiator, feature fire place with tiled hearth incorporating an electric fire and having an open plan staircase off. Opens to:

Dining Area 11'6" x 9'4" (3.52 x 2.87)



Window to the rear aspect and a radiator.

Fitted Kitchen 11'8" x 8'10" (3.57 x 2.70)



A lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with mixer tap. Window to the side aspect, plumbing for an automatic washing machine, majority tiled walls, and integrated appliances include an NEFF eye level, hide and slide oven, four ring gas hob, a stainless steel over head extractor canopy and an integrated fridge / frost free freezer.

First Floor Landing 7'6" x 10'5" (2.30 x 3.20)



Having a window to the side aspect, with a generous storage cupboard (measuring 2.7ft x 2.7ft) and giving access to:

Bedroom One 14'0" x 10'10" (4.28 x 3.32)



Window to the front aspect and a radiator,

Bedroom Two 11'6" x 6'6" (3.52 x 2.00)



Window to the rear aspect and a radiator

Bedroom Three 9'2" x 7'6" (2.80 x 2.29)



Window to the front aspect and a radiator.

Bathroom 8'9" x 5'4" (2.67 x 1.65)



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Windows to two aspects, majority tiled walls, chrome radiator, and an additional thermostat shower unit over the bath.

Gardens



There are gardens of good proportion with the front being laid to decorative aggregates and the rear laid to lawn, with the added convenience of a fitted outdoor tap.

Brick Built Garage



Accessible at the rear of the property and having an electricity supply.

Council Tax

Hull City Council tax band B

Tenure

EPC

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.

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.

Material Information:

Construction-Brick under a tiled roof

Conservation Area - No

Flood Risk -Very low

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

Broadband -Basic 9 Mbps Ultrafast 5500 Mbps

Coastal Erosion -No

Coalfield or Mining Area -No

Planning -No

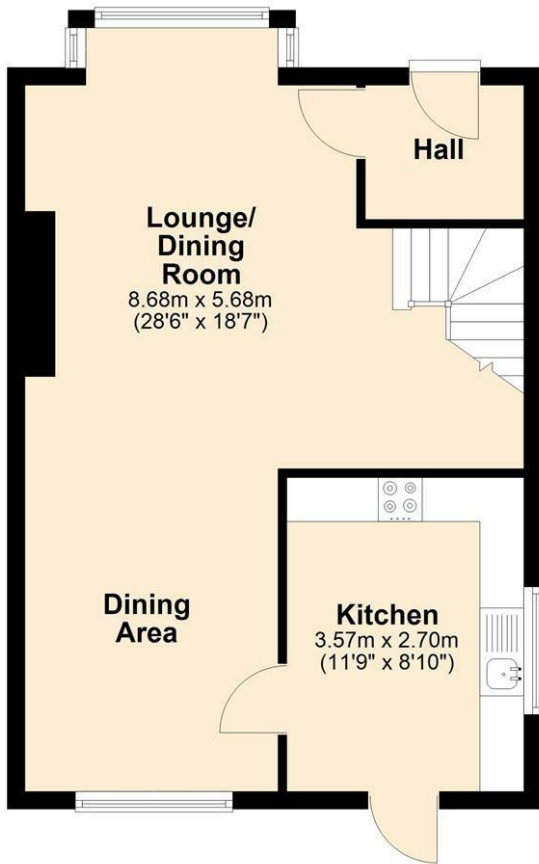
Offering on a property

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.

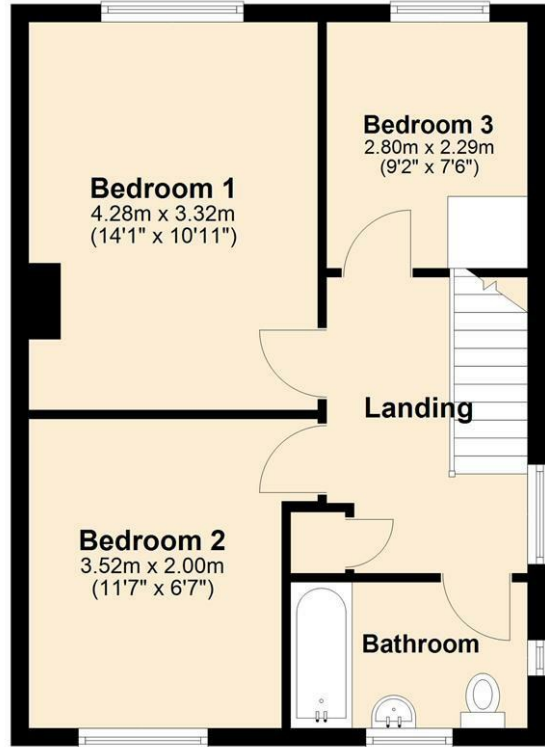
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

Ground Floor

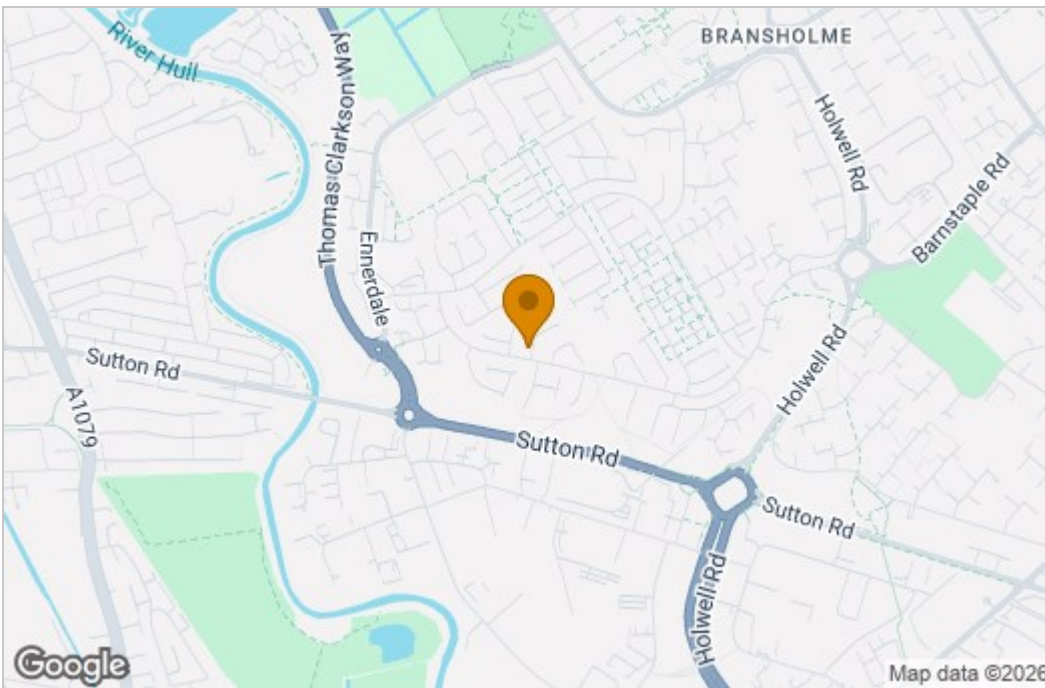


First Floor



Total area: approx. 94.8 sq. metres (1020.2 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.