

Whitakers

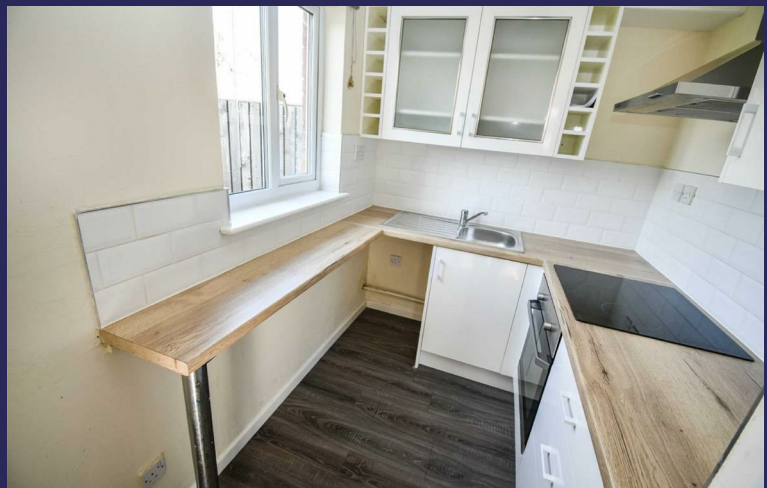
Estate Agents



31 Welwyn Park Drive

, Hull, HU6 7DX

£37,950



31 Welwyn Park Drive

, Hull, HU6 7DX

£37,950



Communal Entrance

Access to the front and rear of the property. Private entrance door leads to;

Lounge/bedroom

14'8" x 8'8" (4.47 x 2.65)

UPVC double glazed window, electric wall heater, laminate flooring and telephone point.

Kitchen

8'6" x 5'11" (2.60 x 1.80)

UPVC double glazed window and storage cupboard housing the hot water cylinder. A range of recently fitted base, wall and drawer units, fitted work surfaces, tiled splash backs and single drainer sink unit. Plumbed for an automatic washing machine, split level oven and hob.

Dressing Room

8'6" x 3'11" (2.60 x 1.20)

Laminate flooring. Leads to

Shower Room

Shower cubicle, wash basin, low flush WC and extractor fan.

Gardens

The property is set in communal gardens with a residents parking area.

Tenure

The property is leasehold.

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.

Additional Services

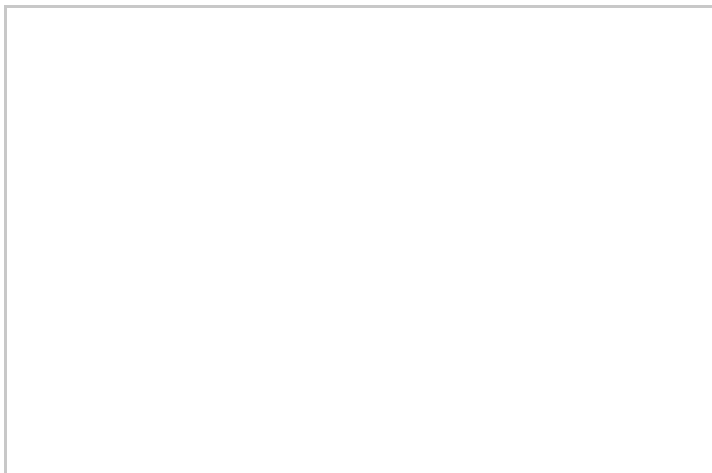
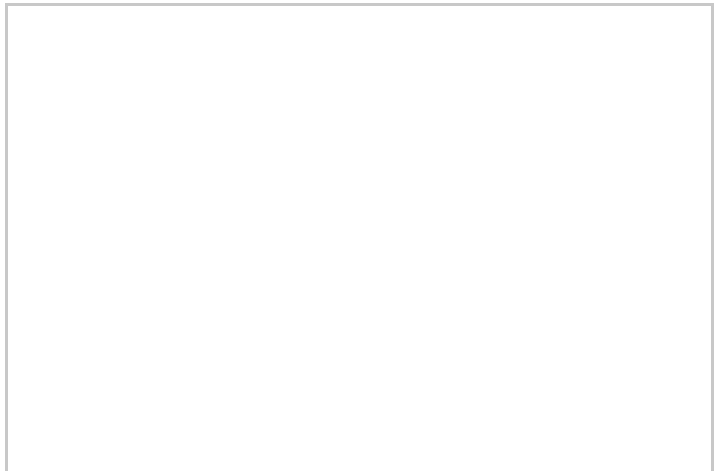
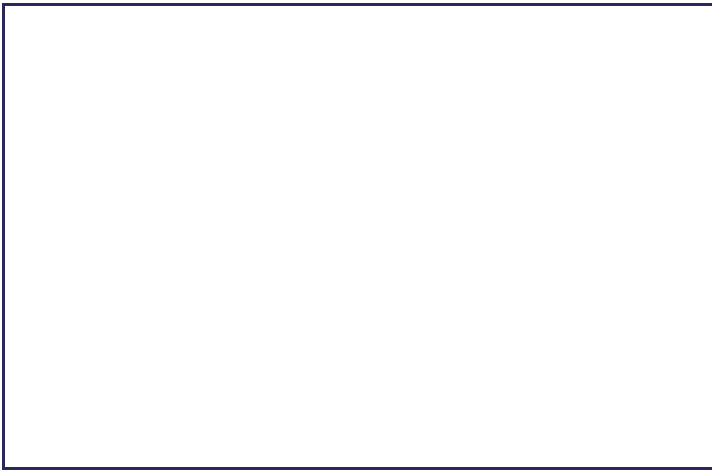
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

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.

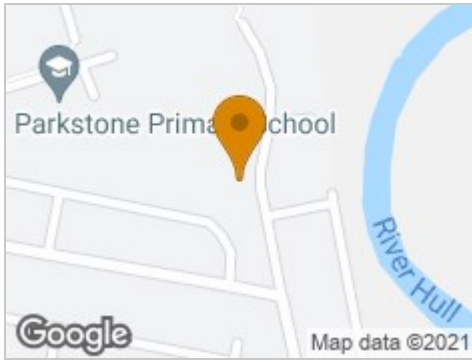
Agents Notes

Services, fittings & equipment referred to in these sale 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.

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



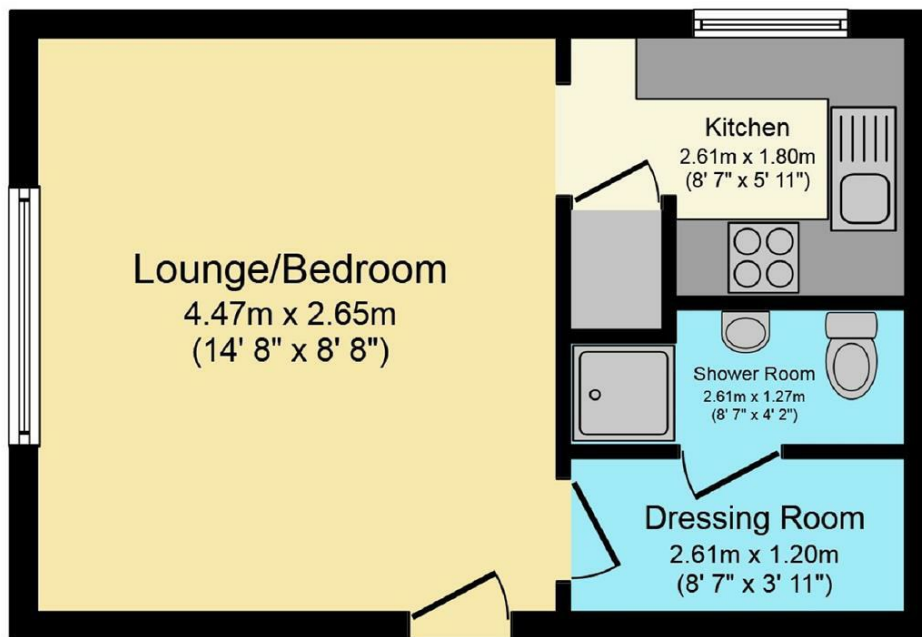
Hybrid Map



Terrain Map



Floor Plan



Floor Plan

Floor area 30.0 sq. m. (323 sq. ft.) approx

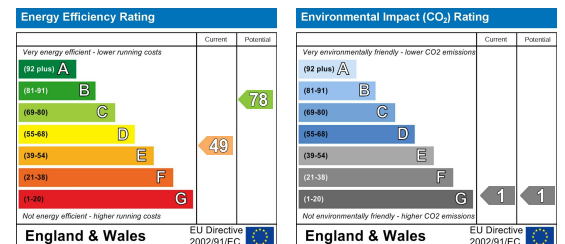
Total floor area 30.0 sq. m. (323 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Viewing

Please contact our Whitakers Estate Agents - West Hull Office Office on 01482 330490 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.