

# Whitakers

Estate Agents



## 6 Hill Brow, Hull, HU10 7PP

**£440,000**

Whitakers Estate Agents are pleased to introduce this immaculately presented true bungalow which is ideal for anyone who requires a home centered around the ground level without compromising on living space available.

Externally to the front aspect, the garden is partly laid to lawn with hedging to the surround; the kerb has been lowered to allow the resident to park multiple cars on the paved section or in the attached double-width garage.

Upon entering the property, the resident is greeted by a welcoming entrance hall that leads to an open plan lounge / dining room with conservatory off, fitted kitchen and utility room extension.

There are also two fitted double bedrooms, a good third bedroom, a bathroom furnished with a four-piece suite, and a cloakroom.

French doors in the conservatory open onto a patio seating area that overlooks a lawned garden with well-stocked borders, and boundary hedging that provide a high degree of privacy, includes maintenance free summerhouse with full electrics.

The accommodation comprises

Front external



Externally to the front aspect, the garden is partly laid to lawn with hedging to the surround; the kerb has been lowered to allow the resident to park multiple cars on the paved section.

Entrance hall



Composite entrance door with side windows, central heating radiator, built-in wardrobe and storage cupboard, and carpeted flooring.

Open plan lounge / dining room 24'0" x 23'8" maximum (7.32 x 7.23 maximum )



Lounge



UPVC double glazed window, two central heating radiators, fireplace with gas fire with-in marbled inset / hearth and surround, and carpeted flooring.

Dining area



Two wooden glazed windows, central heating radiator, built-in storage cupboard, and carpeted flooring.

Conservatory 10'6" x 9'8" (3.22 x 2.97 )

UPVC double glazed throughout with French doors opening to the rear garden, and laminate flooring.

Kitchen 10'2" x 11'10" maximum (3.10 x 3.62 maximum )

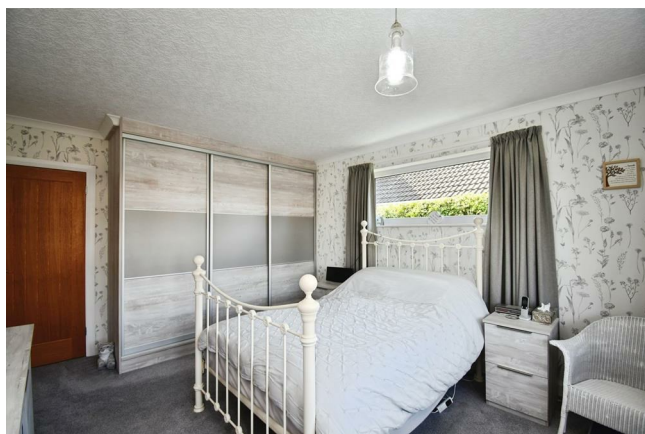


UPVC double glazed window, central heating radiator, Karndean flooring, and fitted with a range of floor and eye level units, worktop with splashback up stand above, sink with mixer tap, and a range of integrated appliances including : oven, hob with extractor hood above, fridge-freezer and dishwasher.

Utility room 9'7" x 11'4" (2.93 x 3.46 )

Composite door, UPVC double glazed window, central heating radiator, Karndean flooring, and fitted with a range of floor and eye level units, worktops, and plumbing for a washing machine.

Bedroom one 14'8" x 11'10" (4.48 x 3.62 )



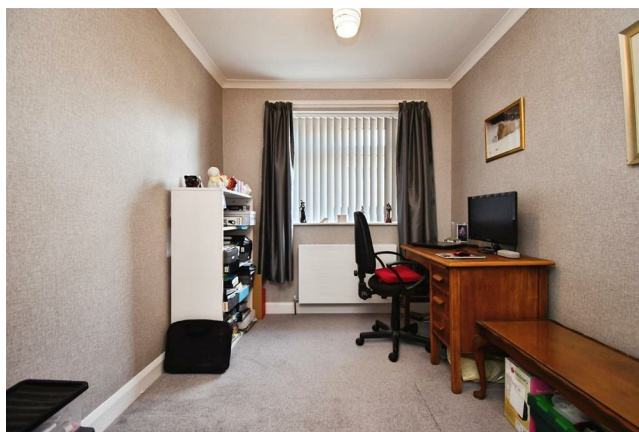
UPVC double glazed window, central heating radiator, fitted wardrobe, and carpeted flooring.

Bedroom two 13'6" x 11'6" (4.13 x 3.51 )



UPVC double glazed window, central heating radiator, fitted wardrobe, and carpeted flooring.

Bedroom three 7'11" x 8'11" (2.42 x 2.72 )



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, fully tiled with cushion effect flooring, and furnished with a four-piece suite comprising panelled bath with dual taps, walk-in enclosure with mixer shower and waterfall feature, pedestal sink with dual taps, and low flush W.C.

Cloakroom

UPVC double glazed window, central heating

radiator, cushion effect flooring, and furnished with a two-piece suite comprising pedestal sink with dual taps, and low flush W.C.

#### Rear external

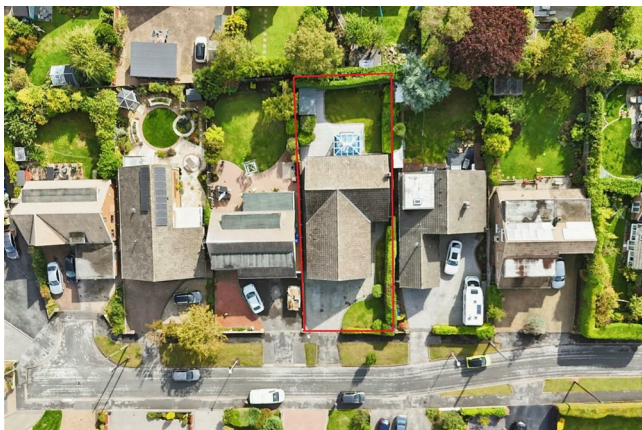


French doors in the conservatory open onto a porcelain tiled patio seating area that overlooks a lawned garden with well-stocked borders, and boundary hedging that provide a high degree of privacy. Also includes maintenance free summerhouse with full electrics.

#### Garage

The double-width garage has connection to lighting / power, and is accessed by a sectional insulated electrically operated door.

#### Aerial view of the property



#### Land boundary



#### Tenure

The property is held under Freehold tenurehip

#### Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - KIK180006000

Council Tax band - E

#### EPC rating

EPC rating - E

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 11 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/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 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.

#### 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

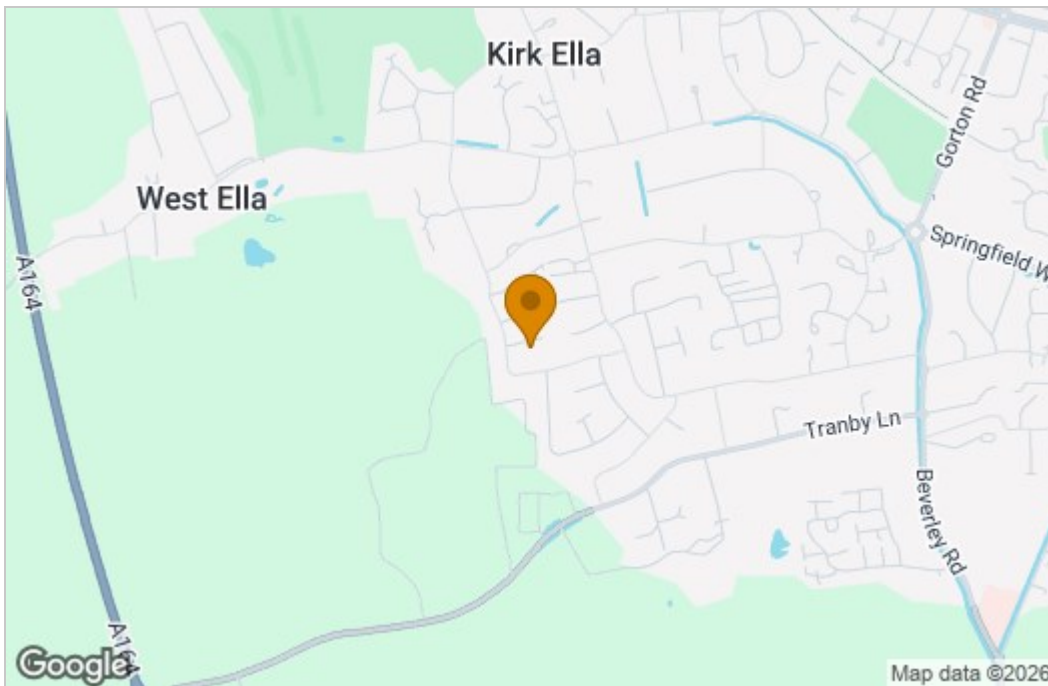
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# Floor Plan

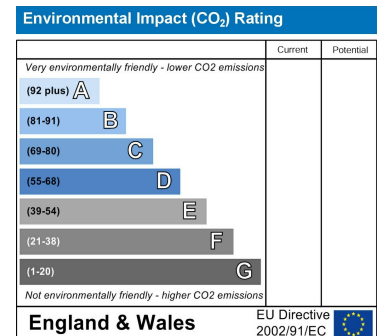
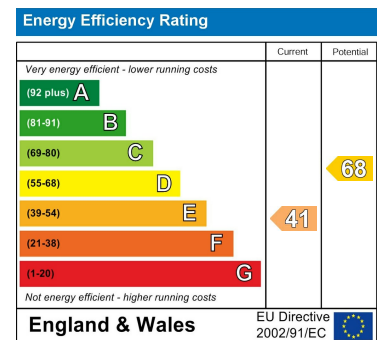


Total area: approx. 142.2 sq. metres (1530.3 sq. feet)

# Area Map



# Energy Efficiency Graph



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