

# Whitakers

Estate Agents



## 6 The Glen, Hull, HU10 7TN

**£300,000**

Whitakers Estate Agents are pleased to introduce this immaculate semi detached true bungalow, nestled on a tranquil residential location within the Kirk Ella village and offered to the market wherein a new owner can move straight in upon completion.

Externally to the front aspect, there is a large, gravelled forecourt with decorative planting. A side drive, that accommodates off-street parking, follows to the detached garage.

Upon entering the property, the resident is greeted by a spacious hallway which leads to a bay fronted lounge, fitted kitchen with conservatory off that can also be accessed by the second bedroom / dining room, fitted master bedroom, and bathroom furnished with a four piece suite.

French doors in the conservatory open to the enclosed rear garden, which is block paved with gravelled sections and enjoys planted areas.

Taken together, the accommodation on offer is ideal for those who are seeking to make the transition from a multi-storey property to a home that is lived primarily on the ground level without heavily compromising on living space available.

Viewing at the earliest convenience is recommended to avoid disappointment.



The accommodation comprises

#### Front external



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#### Hall

UPVC double glazed door with side windows, central heating radiator, built-in storage cupboard, and tiled flooring.

#### Lounge



UPVC double glazed bay window, two UPVC double glazed bow windows, two central heating radiators, and carpeted flooring.

Kitchen 18'0" x 8'11" (5.50 x 2.72 )



UPVC double glazed patio door with side window, UPVC double glazed window, central heating radiator, Lino flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and a range of integrated appliances including double oven, hob with extractor hood above, and fridge-freezer.

#### Bedroom one



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

#### Bedroom two / dining area



UPVC double glazed French doors, central heating radiator, and carpeted flooring.

#### Conservatory



UPVC double glazed French doors with side windows, UPVC double glazed windows, central heating radiator, and Lino flooring.

## Bathroom



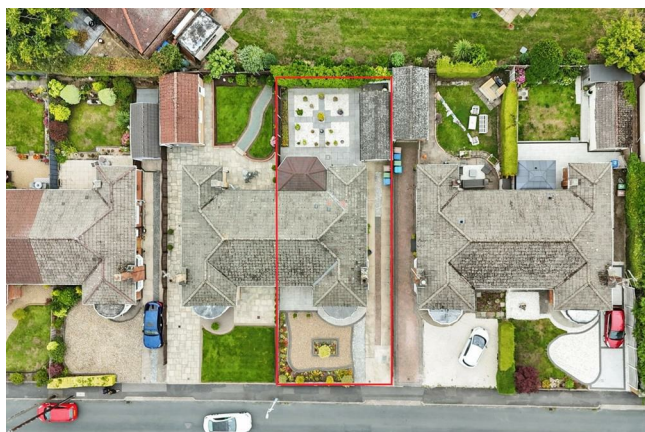
With access to the loft hatch, UPVC double glazed window, central heating radiator, partly tiled to splashback areas with Lino flooring, and furnished with a four-piece suite comprising panelled bath with mixer tap, walk-in enclosure with mixer shower, vanity sink with mixer tap, and low flush W.C.

## Rear external



French doors in the conservatory open to the enclosed rear garden, which is block paved with gravelled sections and enjoys planted areas.

## Aerial view of the property



## Land boundary

## Tenure

The property is held under Freehold tenureship

## Council Tax band

Local Authority East Riding Of Yorkshire

Local authority reference number - KIK140006000

Council Tax band - C

## EPC rating

EPC rating - TBC

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 16 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

## 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

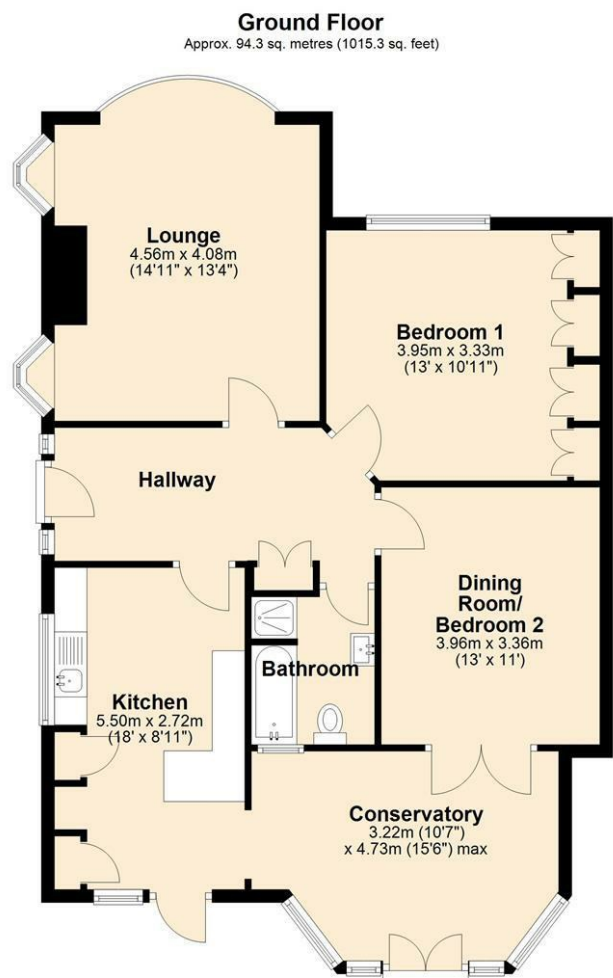
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

## Whitakers Estate Agent Declaration

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.



Floor Plan

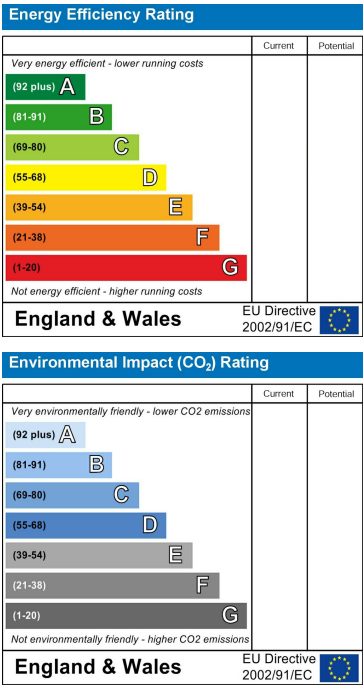


Total area: approx. 94.3 sq. metres (1015.3 sq. feet)

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