

# Whitakers

Estate Agents



## 12 Sorbus View, Hull, HU5 5YZ

**£220,000**

\*\* NO ONWARD CHAIN \*\*

Whitakers Estate Agents are pleased to introduce this semi-detached true bungalow which is established within a private cul-de-sac off Nunburnholme Park, ensuring a tranquil environment whilst maintaining close proximity to highly accessible transport links hosted by Willerby Road.

Externally to the front aspect, there is a gravelled garden with decorative planting. A side drive accommodates off-street parking and extends down the side of the building towards the detached garage.

Upon entering, the resident is greeted by a welcoming hallway that incorporates useful storage and leads through to a spacious lounge, a double fitted bedroom, a second bedroom with toilet and basin. A well-appointed shower room, and a fitted kitchen with adjoining conservatory.

French doors from the conservatory open onto the southerly facing paved rear garden, which is enhanced by decorative planting and enclosed by perimeter fencing.

Taken together, the accommodation on offer would make an ideal transition from a multi-storey property to a home that is lived in primarily on the ground level and is ready to comfortably move straight into upon completion. As such, viewing at the earliest convenience is recommended to avoid disappointment.

The accommodation comprises

Front external



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Ground floor

Hallway

Composite entrance door with stained glass feature, built-in storage cupboard, access to the loft hatch, and laminate flooring. Leading to :

Lounge 18'4" x 10'6" (5.61 x 3.22 )



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

Bedroom one 13'10" x 10'6" (4.23 x 3.21 )



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

Bedroom two 10'2" x 9'1" (3.12 x 2.77 )



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

W.C.

Partly tiled to splashback areas, and vinyl flooring. Furnished with a two-piece suite comprising pedestal sink with dual taps, and low flush W.C.

Shower room 5'11" x 5'6" (1.82 x 1.69 )



UPVC double glazed window, central heating radiator, and fully tiled. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower, vanity sink with mixer tap, and low flush W.C.

Kitchen 8'10" x 8'9" (2.71 x 2.68 )



UPVC double glazed door and window, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine and dishwasher, integrated oven / microwave, and hob with extractor hood above.

Conservatory 9'6" x 8'9" (2.91 x 2.67 )



UPVC double glazed throughout with French doors opening to the rear garden, central heating radiator, plumbing for a dryer, and tiled flooring.

Rear external



French doors from the conservatory open onto the southerly facing paved rear garden, which is enhanced by decorative planting and enclosed by perimeter fencing.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL207012000

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 6 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.

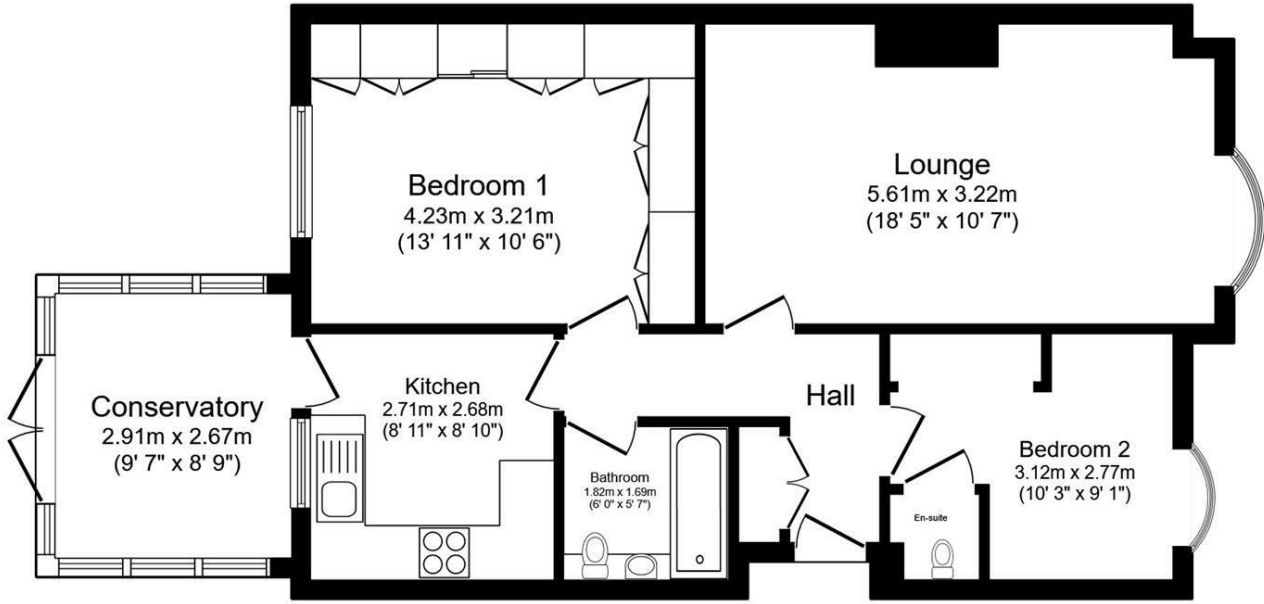
Free Market Appraisals / Valuations

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

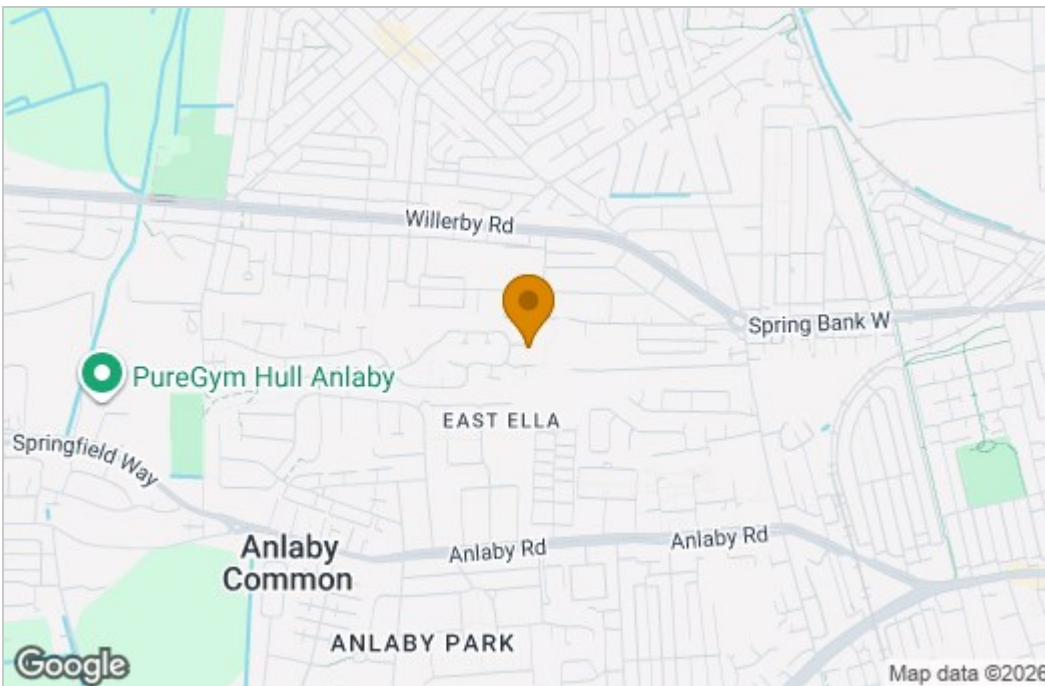


**Floor Plan**  
Floor area 67.6 sq.m. (728 sq.ft.)

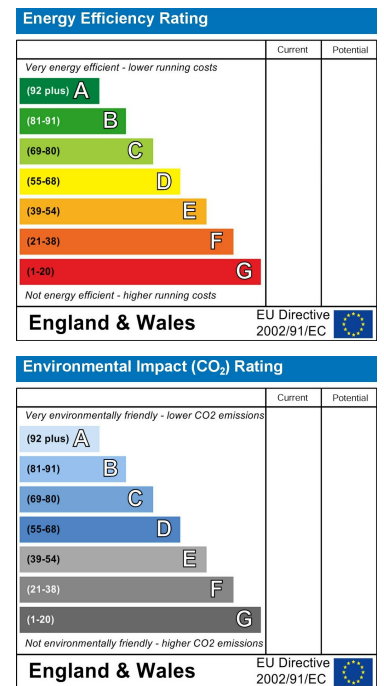
Total floor area: 67.6 sq.m. (728 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# 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.