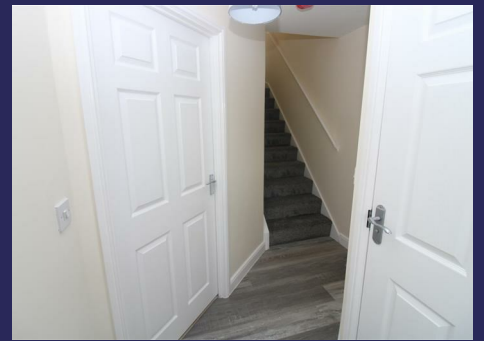


Whitakers

Estate Agents

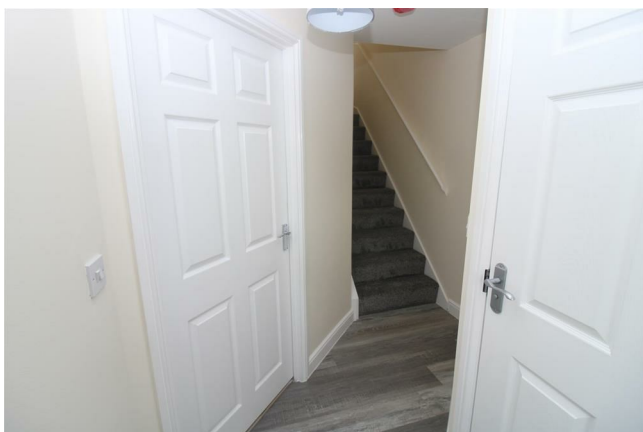


40 Hyde Park Road, Hull, HU7 3AW

Asking Price £184,950

SITUATED ON THE EVER POPULAR KINGSWOOD DEVELOPMENT, HANDILY PLACED FOR ALL OF THE SHOPPING AND LEISURE AMENITIES AVAILABLE AND WITH SOUGHT AFTER EDUCATIONAL CHOICES NEARBY, THIS MODERN STYLE SEMI DTACHED HOUSE IS A MUST VIEW FOR THE GROWING FAMILY UNIT. THE ACCOMMODATION COMPRISES RECEPTION HALL, CLOAK ROOM, LOUNGE, FITTED DINING KITCHEN WITH APPLIANCES, THREE FIRST FLOOR BEDROOMS WITH MASTER EN SUITE AND A FAMILY BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING. ENJOYING GARDENS OF GOOD PROPORTION AND AN ATTACHED BRICK BUILT GARAGE, THE PROPERTY IS PRESENTED IN MOVE INTO CONDITION AND APPOINTMENTS TO VIEW ARE WELCOME.

Reception Hall



With staircase off and a radiator

Cloak Room



A low level wc unit, wash hand basin with a pedestal and a radiator.

Lounge



Window to the front aspect, a radiator and useful built in storage cupboard.

Fitted Dining Kitchen



A lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with mixer tap. Window to the rear aspect, radiator, partially tiled walls and integrated appliances include an electric oven, an electric hob and an over head extractor canopy. French Doors give access to the rear garden.

Bedroom One



Window to the front aspect, a radiator and a built in storage cupboard.

En-Suite



A plumbed shower unit within an independent corner enclosure, wash hand basin with a pedestal and a low level wc unit. Partially tiled walls and a radiator.

Bedroom Two



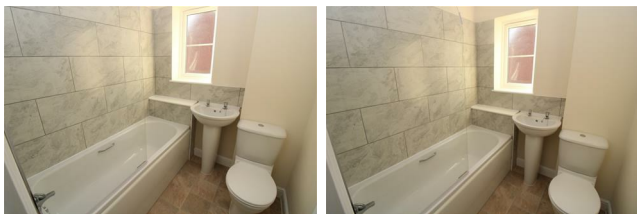
Window to the rear aspect and a radiator.

Bedroom Three



Window to the rear aspect and a radiator.

Family Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc unit. Partially tiled walls, a radiator and a built in storage cupboard.

Gardens



To the front of the property and to the rear is a garden laid mainly to lawn

Garage



Brick built, attached and having an up and over vehicular door, side personnel door and electricity supplied.

Tenure

This property is freehold

Council Tax

Hull City Council - band C

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.

Material Information:

Construction - Brick under a tiled roof

Conservation Area - No

Flood Risk -Very Low

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

Broadband: Basic 11 Mbps Ultrafast 1000 Mbps

Coastal Erosion - No

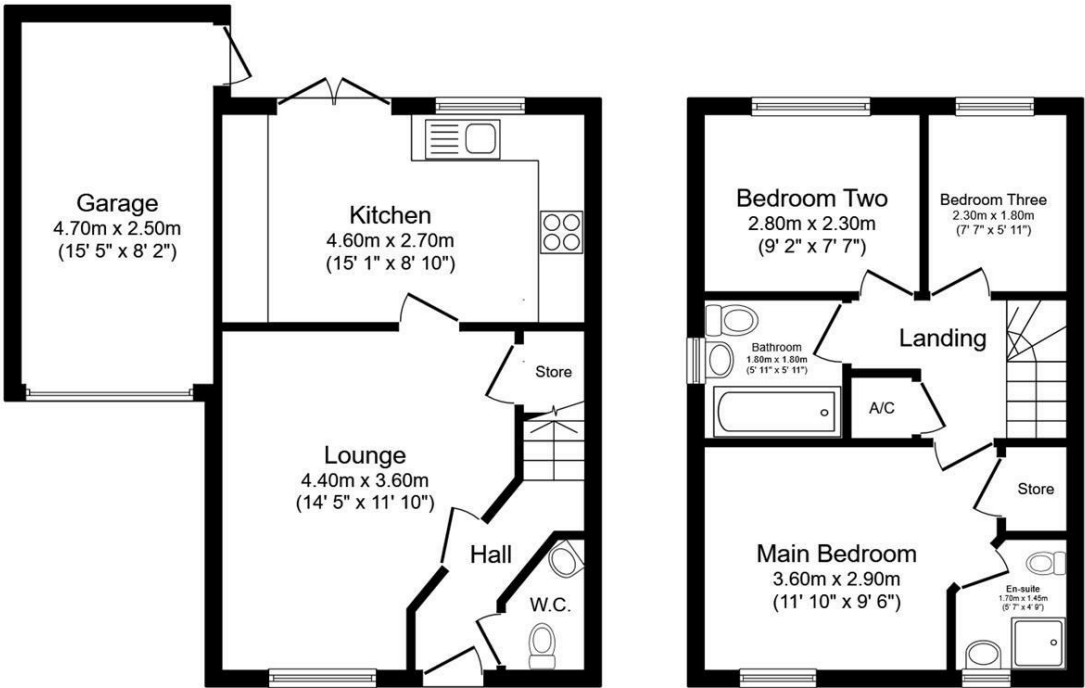
Coalfield or Mining Area -No

Planning -No

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



Ground Floor Floor area 45.9 sq.m. (494 sq.ft.) First Floor Floor area 33.8 sq.m. (364 sq.ft.)

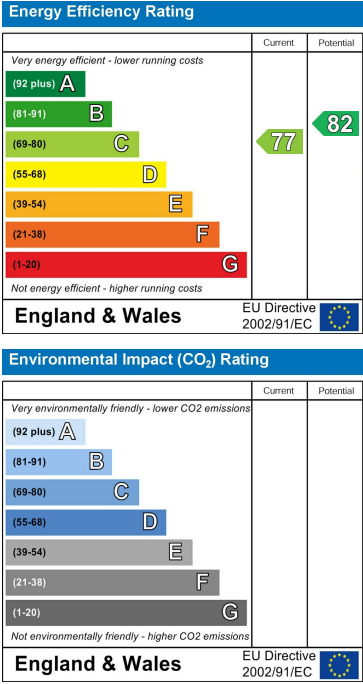
Total floor area: 79.8 sq.m. (859 sq.ft.)

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