

# Whitakers

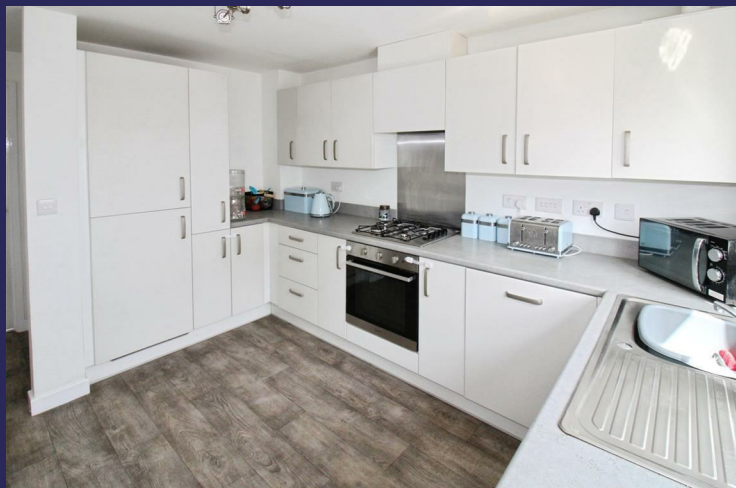
Estate Agents



14 Unity Road

, Kingswood, HU7 3LL

Guide price £150,000



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## Entrance Hall

Staircase off and a radiator.

## Lounge

13'1" x 12'1" max (4.00 x 3.70 max)

French Doors giving access to the rear aspect, attractive laminate flooring and a radiator.

## Fitted Kitchen

11'11" x 9'10" (3.65 x 3.00)

A good range of contemporary fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Window to the front aspect, a radiator and integrated appliances include an electric oven, four ring gas hob, an over head extractor canopy and a fridge / freezer.

## Cloak Room

A low level wc, wash, hand basin and a radiator

## First Floor Landing

Radiator, fitted carpet leading on to the bedrooms and bathroom.

## Bedroom One

13'1" x 8'10" (4.00 x 2.70)

Window to the rear aspect, a radiator and built in wardrobes with mirror fronted sliding doors.

## Bedroom Two

13'1" x 8'6" max (4.00 x 2.60 max)

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

## Bathroom

A white suite to comprise panelled bath, wash hand

basin with a pedestal and a low level wc. Chrome heated towel rail, extractor fan, partially tiled walls and there is a plumbed shower unit over the bath with a shower screen to the bath side.

## Gardens

To the front of the property are stairs up to a forecourt and to the rear is a garden of generous proportion which is enclosed, laid mainly to lawn with a good size, decking seating area and there is a garden shed.

## Side Driveway

Gives off street parking amenities for two vehicles.

## Council Tax

Hull City Council - band B

## Tenure

This property is Freehold

## 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.

#### 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.

#### Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Very Low

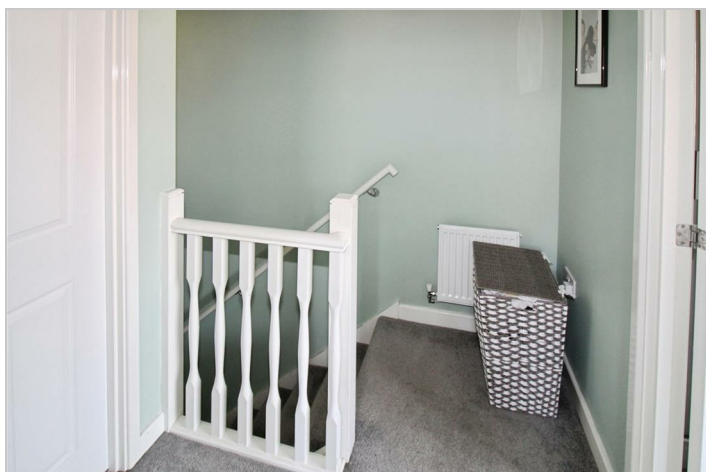
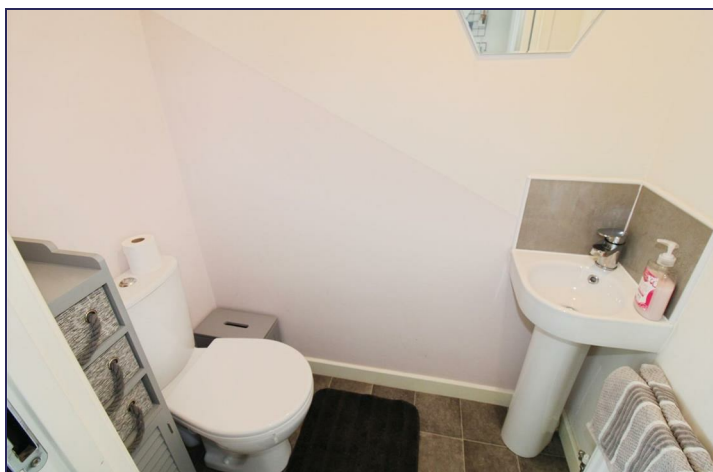
Mobile Coverage/Signal - EE, Vodafone, Three and O2

Broadband - Ultrafast 1000 Mbps

Coastal Erosion -No

Coalfield or Mining Area -No

Planning -On going development



### Road Map



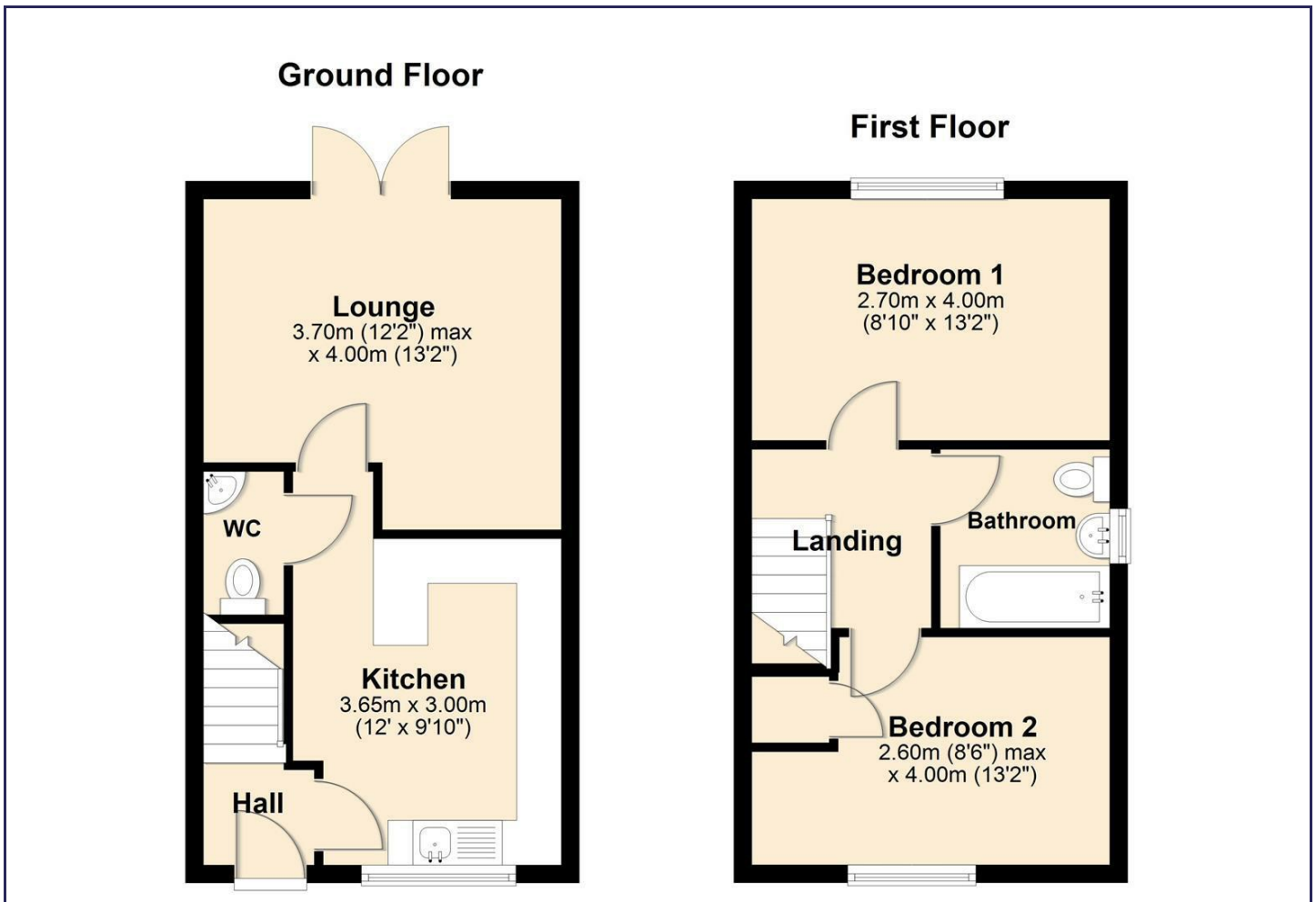
### Hybrid Map



### Terrain Map



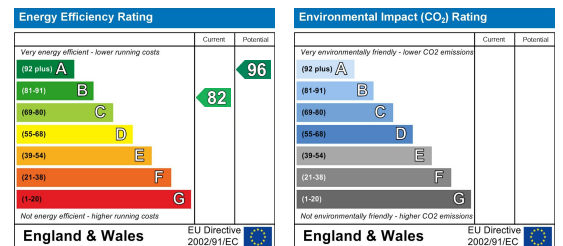
### Floor Plan



### Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 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.