

Whitakers

Estate Agents



28 Wisteria Way, Hull, HU8 9WA

Guide price £200,000

*** GUIDE PRICE £240,000 TO £250,000 ***

Whitakers are delighted to bring this lovely 3 bedroom detached house to the market!

Situated on a peaceful cul-de-sac just off ever popular Howdale Road, well positioned for highly regarded local schools and amenities, this spacious family home is sure to appeal to first time buyers and growing families alike!

Well presented throughout and ready to move into, the property briefly comprises: entrance hallway, downstairs cloakroom, lounge, fitted kitchen and conservatory to the ground floor whilst to the first floor there are 3 generous bedrooms and a modern family bathroom.

Also benefitting from an enclosed rear garden, garage and driveway parking together with gas central heating and uPVC double glazing, internal inspection is highly recommended!

The Accommodation comprises

Entrance Hallway



With uPVC double glazed entrance door and window, laminate flooring, radiator, under stair cupboard and stairs to the first floor.

Downstairs Cloakroom

With low flush wc, pedestal hand wash basin, laminate flooring, radiator, and uPVC double glazed window to the front aspect.

Lounge 15'7 x 10'9 (4.75m x 3.28m)

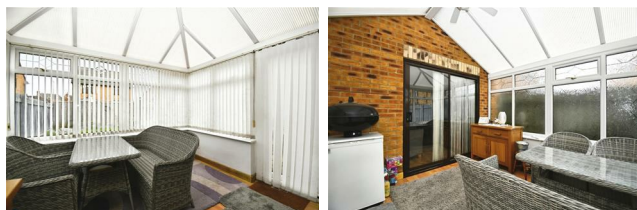
Bright and spacious lounge with laminate flooring, radiator, wall mounted electric fire and patio doors leading into conservatory.

Kitchen/Diner 14'8 x 8'2 (4.47m x 2.49m)



With a range of fitted wall and base units, contrasting work surfaces, breakfast bar and tiled splashbacks. 1/1/4 bowl stainless steel sink/drainage with mixer tap, 5 ring gas hob with extractor over and double gas oven below. Integrated fridge/freezer, plumbing for automatic washing machine, laminate flooring, radiator, uPVC double glazed window to the rear and uPVC double glazed side entrance door.

Conservatory 10'8 x 11' (3.25m x 3.35m)



With laminate flooring and uPVC side door into rear garden.

First Floor Landing



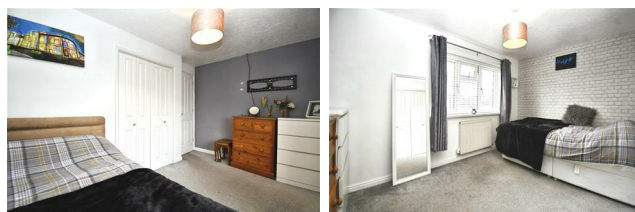
With carpeted flooring, radiator and uPVC window to side aspect.

Bedroom One 18'3 x 9'9 (5.56m x 2.97m)



Master bedroom with carpeted flooring, radiator, uPVC double glazed window to the front elevation and built in wardrobe.

Bedroom Two 8' x 12'10 (2.44m x 3.91m)



Second double bedroom with carpeted flooring, radiator, uPVC double glazed window to the rear aspect and built in wardrobe.

Bedroom Three 8'10 x 6'6 (2.69m x 1.98m)



With carpeted flooring, radiator and uPVC double glazed window to the rear aspect.

Family Bathroom



Modern bathroom suite comprising panelled bath with mains shower over and fitted shower screen, hand wash basin and low flush WC. Part tiled walls, vinyl flooring radiator, uPVC double glazed window to the front aspect and built in storage cupboards.

Garage

The integral garage has up and over door, power supply, light and also houses the central heating boiler

Outside



To the front of the property is a lawned garden and private driveway leading to the garage. Side gate access leads to the enclosed rear garden laid mainly to lawn with paved patio seating, decorative gravelled borders and timber fencing to perimeters.

Tenure

The property is Freehold

Council Tax

Council Tax band C

Kingston upon Hull City Council

EPC

EPC rating D

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/Tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 7 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.

Offering on a property

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

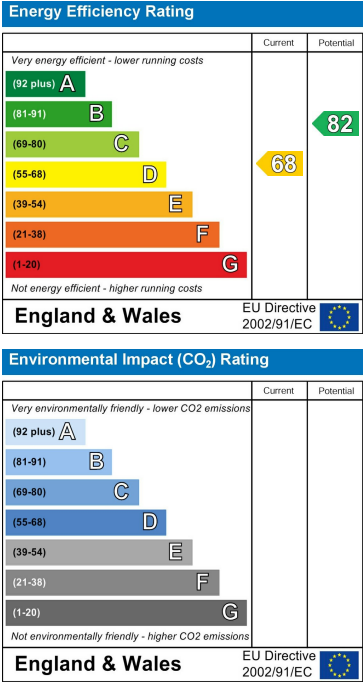
Floor Plan



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.