



## 13 Dulverton Close

Bransholme, Hull, HU7 4EH

Guide price £105,000



# 13 Dulverton Close

Bransholme, Hull, HU7 4EH

Guide price £105,000



## Entrance

Via a uPVC double glazed door

## Entrance Hall

8'3" x 6'0" (2.540 x 1.854)

The entrance hall has a radiator and storage cupboard.

## Cloakroom/Wc

6'7" x 3'7" (2.013 x 1.112)

The cloakroom has a low level wc and wall hung wash hand basin, a uPVC double glazed window to the front aspect and radiator.

## Kitchen/Dining Room

15'3" x 8'9" (4.655 x 2.684)

The kitchen has a range of base and wall units with contrasting work surfaces. Plumbing for an automatic washing machine, sink and drainer and space for a cooker, a uPVC double glazed window to the front and rear aspect and radiator, vinyl wood effect flooring.

## Porch/Hall

The porch has the stairs to the 1st floor, a uPVC double glazed door and window to the rear aspect, new carpet flooring.

## Lounge

15'4" x 14'6" (4.697 x 4.441)

The spacious lounge has a radiator and new carpet flooring, a uPVC double glazed window to the rear aspect and focal fireplace with inset flame gas fire and new carpet flooring.

## Stairs to the 1st floor

With two uPVC double glazed windows to the front

aspect, storage cupboard and new carpet flooring, a radiator.

## Bedroom One

15'4" x 12'10" (4.679 x 3.916)

Spacious the bedroom has a radiator and uPVC double glazed window.

## Bedroom Two

11'10" x 5'7" (3.611 x 1.723)

The second bedroom has a radiator, a uPVC double glazed window.

## Bedroom Three

11'9" x 8'4" (3.598 x 2.561)

The third bedroom has a uPVC double glazed window and radiator, storage cupboard.

## Shower Room

6'8" x 6'5" (2.053 x 1.967)

The shower room has a wc and pedestal wash hand basin, an electric shower with half height folding glass screen, tiled walls and uPVC double glazed window to the front aspect, radiator.

## Outside

To the front of the house there is a generous lawn garden which wraps around the side of the property, a low level timber fence boundary.

To the rear of the house there is a generous lawn garden with high level timber fence boundary and hedge, the detached garage has up/over door and side access.

## Disclaimer

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

#### 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

#### 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.

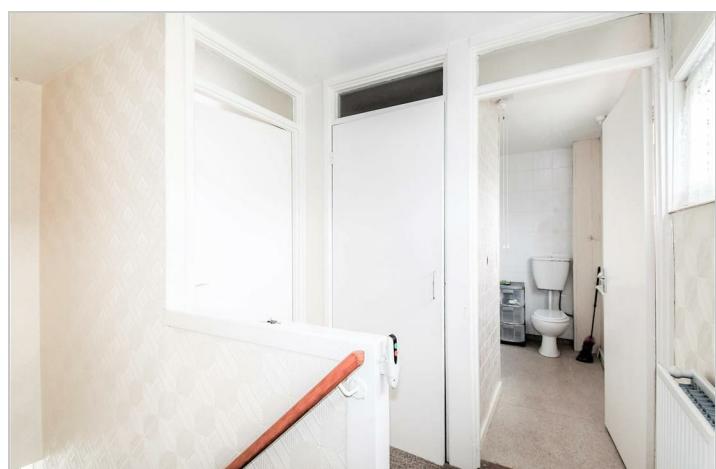
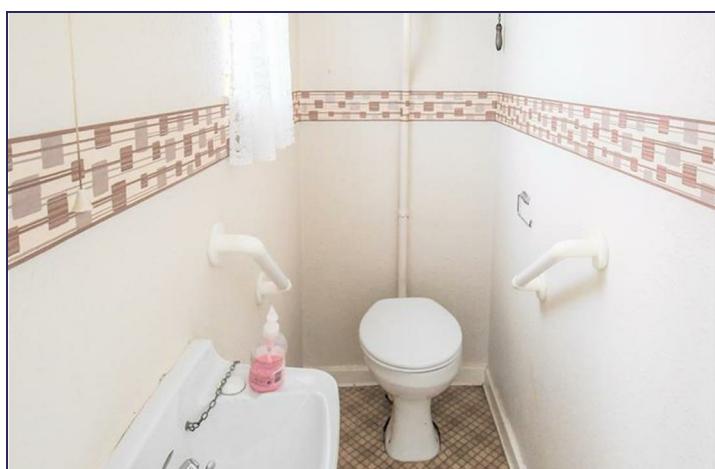
#### Tenure

The property is freehold.

#### Council Tax

The council tax is band A

The local authority is Hull City Council



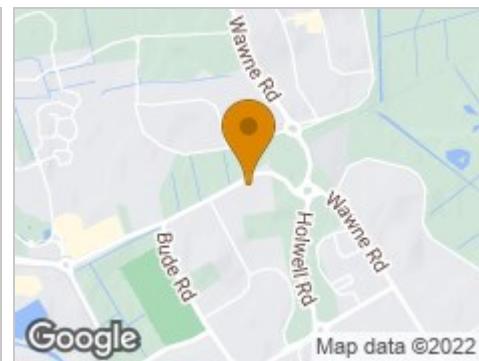
## Road Map



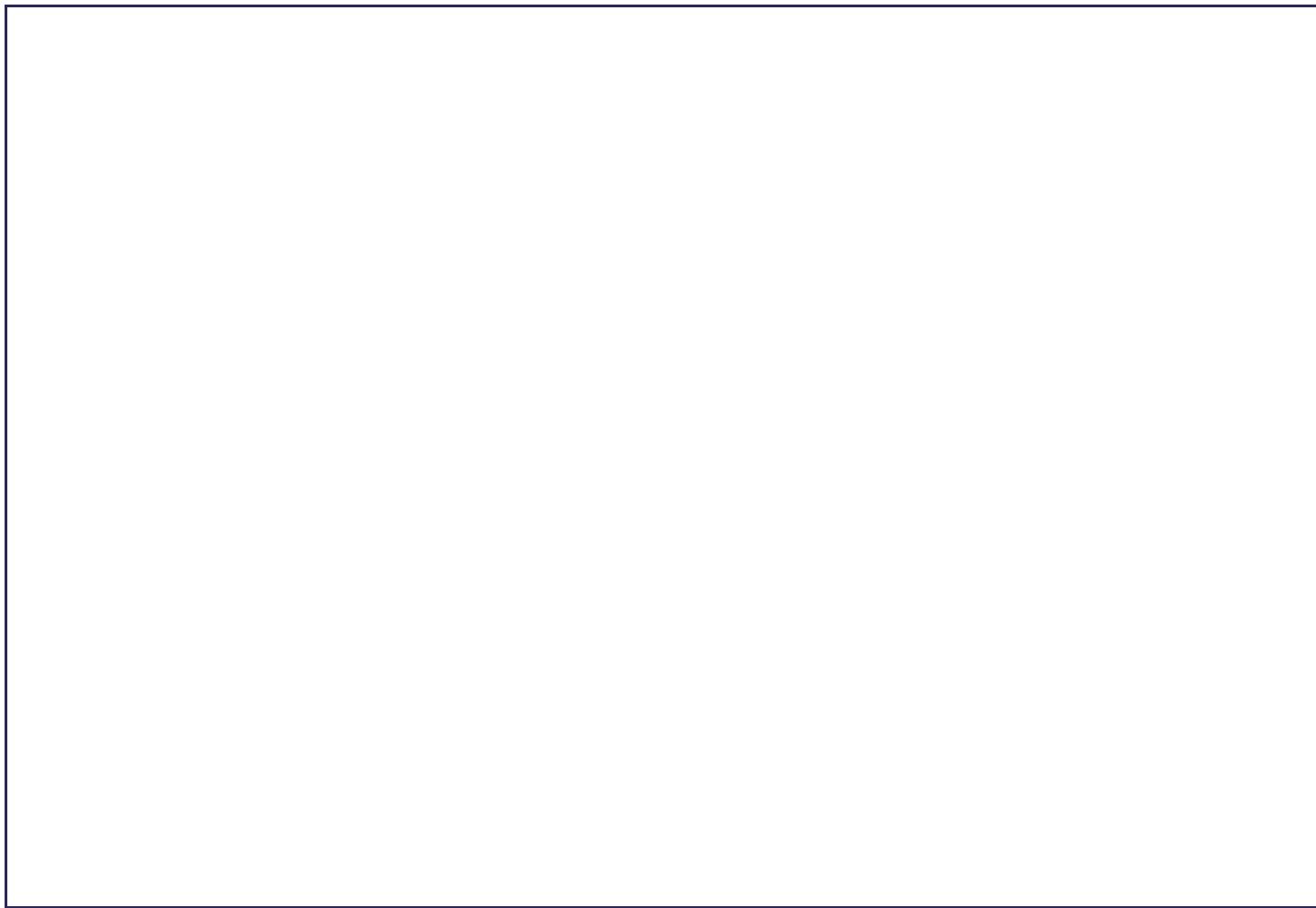
## Hybrid Map



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