

Whitakers

Estate Agents



60 Chartwell Gardens, Hull, HU7 3FB

£170,000

Whitakers are delighted to present this Superb Modern Townhouse to the market with generously proportioned THREE BEDROOM accommodation arranged over three floors.

Situated to the rear of the ever popular Kingswood development, this property enjoys views over fields and is within walking distance to the children's park/play area. Well situated for the array of retail and leisure facilities available at Kingswood Retail Park as well as highly regarded Primary and Secondary Schools and excellent transport links around the City, the property would be ideal for the first time/ young family looking for a spacious property in "move-in" condition!

Tastefully styled throughout, the property briefly comprises; Entrance into the comfortable LOUNGE, modern BREAKFAST KITCHEN and ground floor cloakroom W.C.

To the first floor there are Two DOUBLE BEDROOMS and the family BATHROOM.

The second floor has a light and airy, sizeable DOUBLE BEDROOM with useful storage cupboards.

There are easily maintained GARDENS to front and rear with TWO allocated PARKING SPACES to the front of the property.

The enclosed rear garden is family and pet friendly, having an artificial lawn and paved patio area, ideal for dining "al fresco"

Do not delay, call to arrange your viewing today!

Accommodation Comprising

Feature



View from front elevation.

Lounge 15'5 x 11'8 (4.70m x 3.56m)



A double glazed door opens to welcome you in to the comfortable lounge with feature wall covering and useful storage cupboard. Double glazed window to front elevation, radiator and laminate flooring

Inner lobby 4' x 3'4 (1.22m x 1.02m)

The inner lobby has stairs taking you up to the first floor and doors to the ground floor W.C., lounge and breakfast kitchen.

Ground Floor W.C. 4'5 x 3'4 (1.35m x 1.02m)

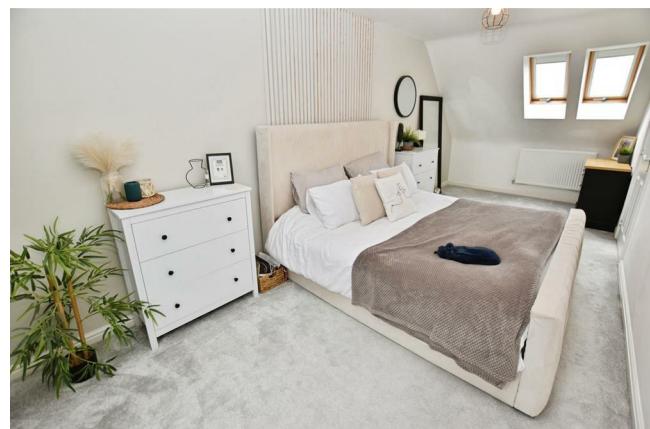
Ground floor W.C. with low level toilet and wash basin.

Breakfast Kitchen 11'8 x 8'2 (3.56m x 2.49m)



A contemporary fitted breakfast kitchen with a range of fitted units to base and walls with contrasting work surface and tiled splashback. Built in oven and ceramic hob with stainless steel extractor hood above. Plumbed and space for automatic washing machine and dishwasher, space for fridge freezer and table & chairs. Patio doors open to the rear garden creating a lovely space for entertaining family & friends.

Bedroom One 23'2 x 8'5 (7.06m x 2.57m)



The main bedroom is a generously proportioned double room, located on the second floor. Three Velux windows provide ample light to flow through. Useful storage cupboard and radiator.

Bedroom Two 11'8 x 10'5 (max) (3.56m x 3.18m (max))



A double bedroom with two double glazed windows to the front elevation and a radiator. Space for bedroom furniture.

Bedroom Three 9'05 x 11'8 (max) (2.87m x 3.56m (max))



A double bedroom with double glazed window to rear elevation and radiator. Space for bedroom furniture.

Family Bathroom 7'8 x 5'6 (2.34m x 1.68m)



The family bathroom has attractive tiling to walls and vinyl flooring. Panelled bath with overhead shower and glazed screen. Wash basin with useful storage below and low level W.C. Radiator and extractor unit.

Garden



The gardens are easily maintained with the front having attractive pebbles and a paved walkway to the front entrance door. The rear garden has an artificial lawn and a paved patio area, ideal for dining "al fresco". Timber fencing to boundaries and gated access to rear.

Parking

The property benefits from two allocated parking spaces to the front of the property.

Tenure

Tenure is Freehold

Council Tax Band

Hull City Council Tax Band C

EPC Rating

EPC rating B

Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage/Signal - EE, Vodafone and O2

Okay,

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

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.

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.

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.

Whitakers Estate Agent Declaration:

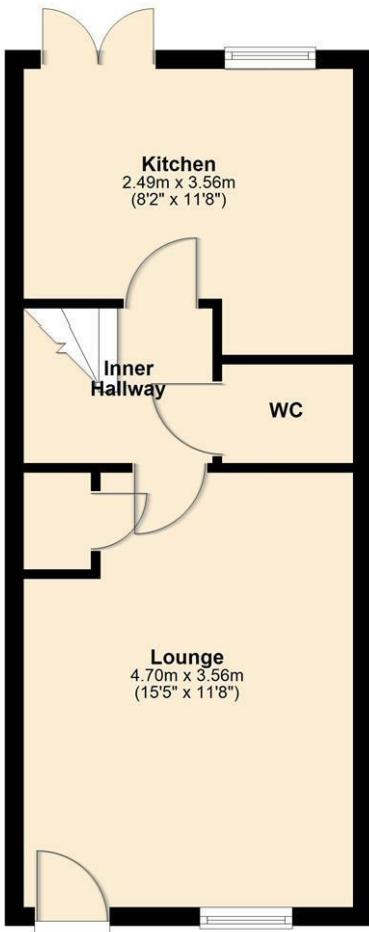
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

EPC Rating

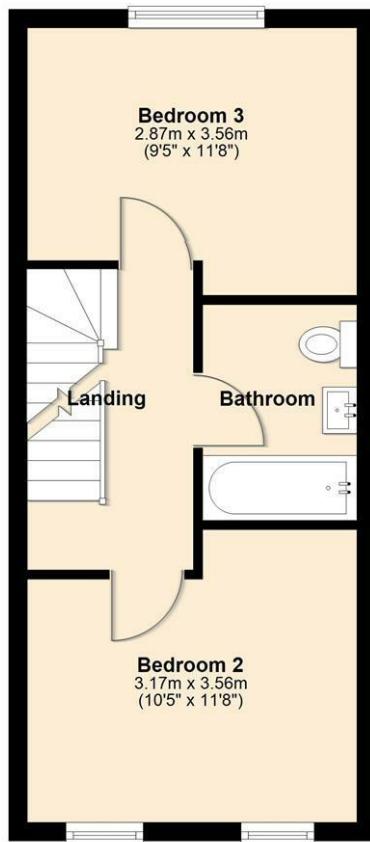
EPC Rating B

Floor Plan

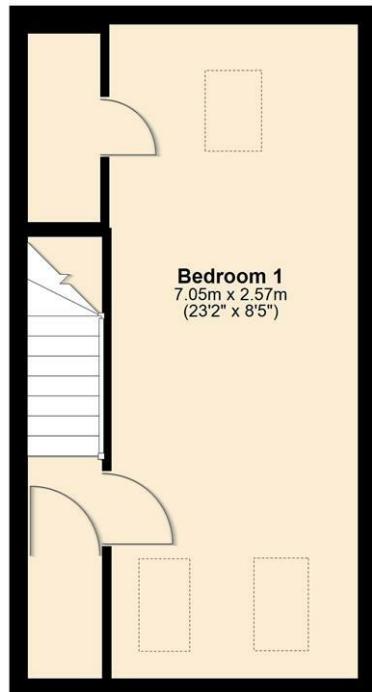
Ground Floor



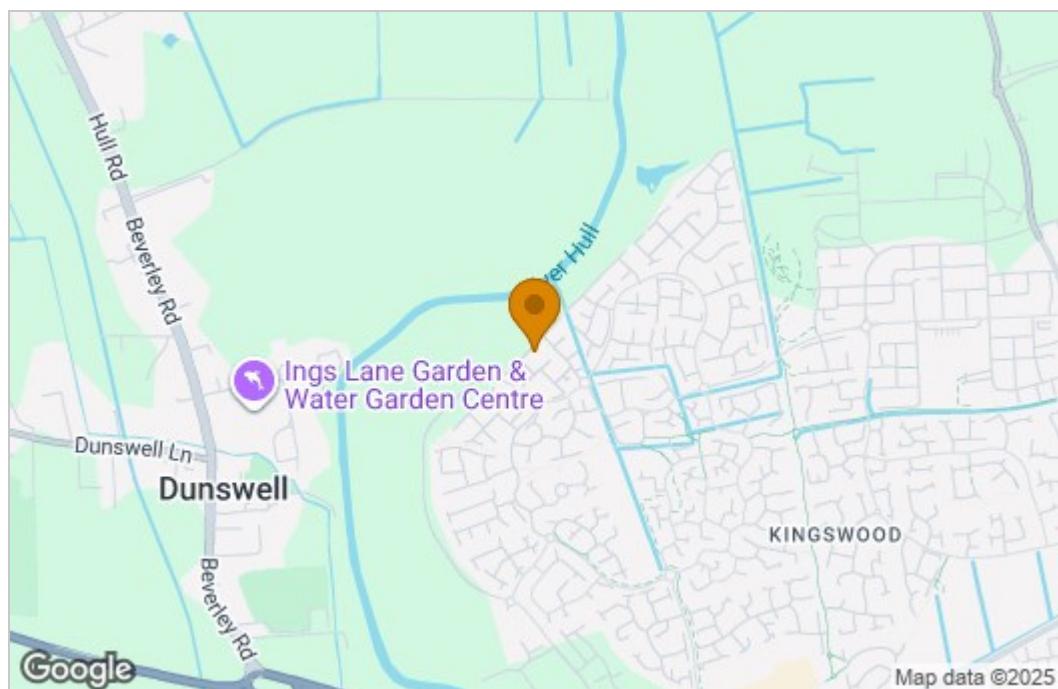
First Floor



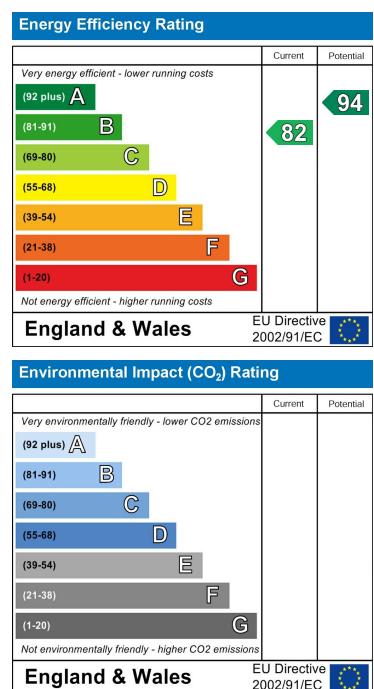
Second Floor



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.