

Whitakers

Estate Agents



29 Eldon Drive, Hull, HU12 8XH

Asking Price £160,000

***£5,000 allowance towards deposit ***

Whitakers are pleased to bring this well presented modern, three bedroom semi detached property to the market, conveniently located on a quiet cul de sac within the village of Preston and minutes from Hedon with the full selection of shops and amenities on offer there!

The property briefly comprises entrance hallway, lounge and fitted dining kitchen to the ground floor, whilst there are three bedrooms and a family bathroom to the first floor. Well maintained gardens to the rear, parking available with a drop down kerb.

No chain, viewing is a must

The accommodation comprises:

Entrance Hall



Double glazed entrance door, Upvc double glazed window, gas central heating radiator, coved ceiling, laminate flooring and staircase to the landing off.

Lounge 15'6" x 12'4" (4.73 x 3.76)



Upvc double glazed box bay window, gas central heating radiator, coved ceiling and laminate flooring

Dining Kitchen 10'0" x 15'8" (3.05 x 4.78)



Upvc double glazed entrance door and window, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops, splash backs and a breakfast bar, colour coded single drainer sink unit with a mixer tap, plumbing for an automatic washing machine, enclosed gas central heating boiler, extractor fan, dado rail and a coved ceiling.

Landing



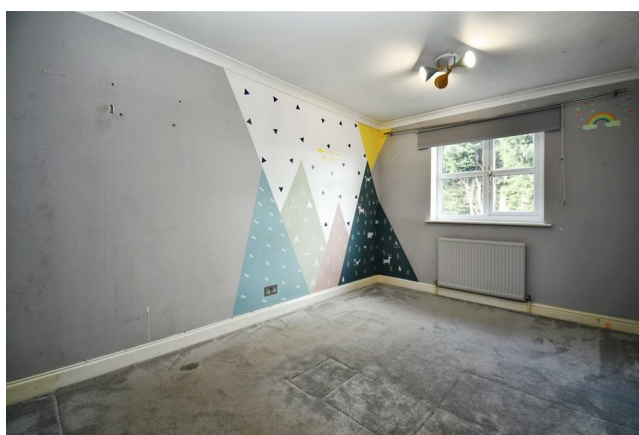
Upvc double glazed window, coved ceiling and access to the loft space.

Bedroom One 11'8" x 7'10" (3.56 x 2.39)



Upvc double glazed window to the rear aspect, gas central heating radiator and a coved ceiling.

Bedroom two 13'4" x 9'0" (4.08 x 2.76)



Upvc double glazed window to the front elevation, gas central heating radiator and a coved ceiling.

Bedroom three 9'4" x 6'3" (2.85 x 1.93)



Upvc double glazed window to the front elevation, gas central heating radiator. Laminate flooring, dado rail and a coved ceiling.

Bathroom



Upvc double glazed window, towel rail gas central heating radiator, fully tiled and fitted with a three piece suite comprising panelled bath with a mixer shower and shower screen, pedestal wash basin and a low flush WC, and an extractor fan.

Gardens

To the front of the property there is a gravelled garden providing ample off street parking. A side gate leads to the rear of the property where there is an enclosed lawned garden and gravelled area.

Council Tax

East Riding of Yorkshire 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.

Material Information:

Construction - Brick and tile

Conservation Area - No

Flood Risk - No

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - Not applicable

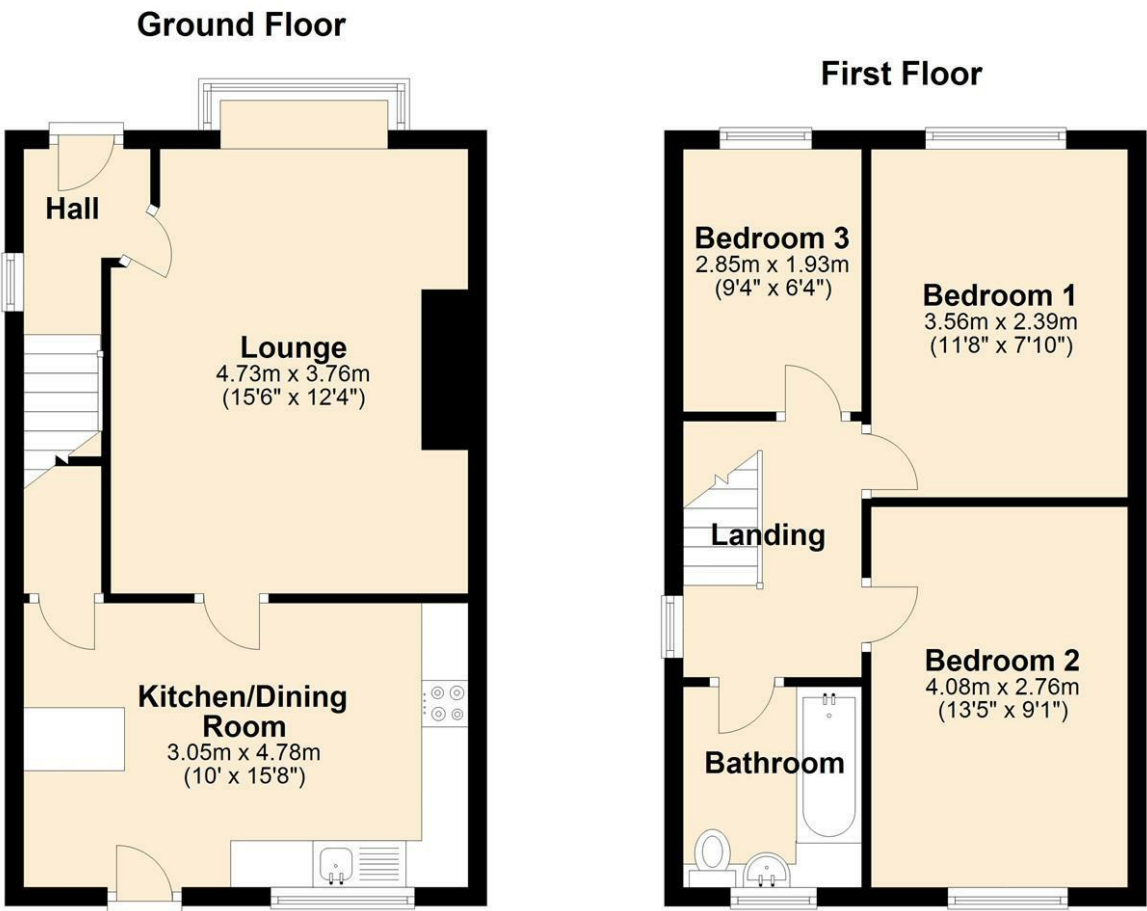
Coalfield or Mining Area - Not applicable

Planning - planning applications have been made previously for properties within the vicinity

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

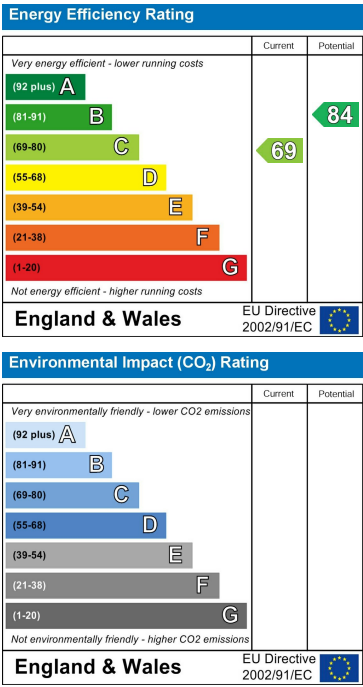


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.