

Whitakers

Estate Agents



19 Thirlmere Way, Kingswood, HU7 3BH

Offers In The Region Of £129,950

SITUATED ON THE EVER POPULAR KINGSWOOD DEVELOPMENT, HANDILY PLACED FOR ALL OF THE FABULOUS SHOPPING, LEISURE AND EDUCATIONAL AMENITIES IT HAS TO OFFER, THIS TWO BEDROOM BEAUTIFUL SEMI DETACHED PROPERTY IS AN IDEAL OPPORTUNITY FOR THE FIRST TIME BUYER OR THE PURCHASER LOOKING TO DOWN SIZE.

THIS IMMACULATE PROPERTY BRIEFLY COMPRISES RECEPTION HALL, DOWNSTAIRS WC, LOUNGE OPENING TO A FITTED KITCHEN WITH APPLIANCES, TWO FIRST FLOOR BEDROOMS AND A BATHROOM WITH FITTED SHOWER SUITE.

HAVING THE EXPECTED GAS CENTRAL HEATING SYSTEM TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY IS SET WITH A SIDE DRIVEWAY.

INTERNAL INSPECTION WILL NOT DISAPPOINT.

The Property Comprises

Entrance Hall



Composite door, radiator and LVT flooring.

Downstairs WC



LVT flooring, radiator with pedestal wash basin and a low flush WC.

Lounge Area



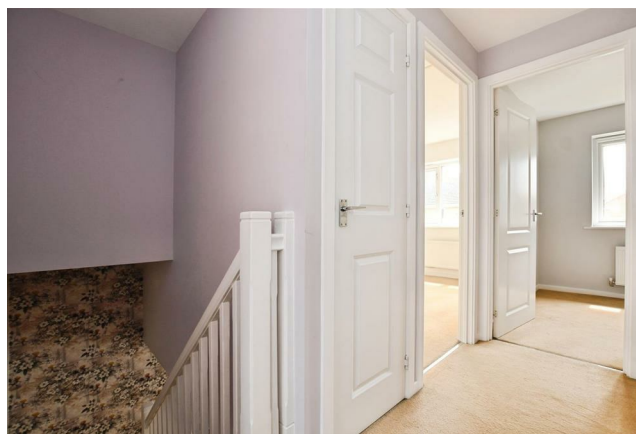
uPVC window to the front aspect with feature uPVC diamond window to the side aspect. Radiator and LVT flooring.

Kitchen Area



An impressive array of fitted floor and wall units with contrasting preparation surfaces with fitted double ovens, electric hob and fitted hood. With a handy kitchen island giving more preparation surfaces, one and a half bowl sink unit with mixer tap, plumbing for a automatic washing machine and composite door leading to the side drive.

First Floor Landing



uPVC window to the rear aspect, radiator, carpeted flooring with two storage cupboards.

Bedroom One



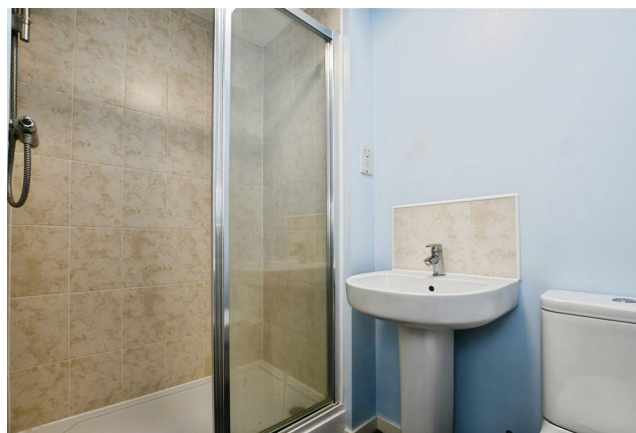
uPVC windows to the front and side aspect, radiator, carpeted flooring, fitted wardrobes and hatch giving access to the loft.

Bedroom Two



uPVC window to the front aspect, radiator and carpeted flooring.

Bathroom



Vinyl flooring, walk-in shower with partial tiled walls, pedestal wash basin and a low flush WC.

Outside



To the front of the property there is a small garden with grass lawn, paved walkway, storage shed and brick wall/hedge boundary. To the rear of the property there is a drive fit for two vehicles with a graveled area to the side.

Tenure

This Property is Freehold

Council Tax

Hull City Council
Band A

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:

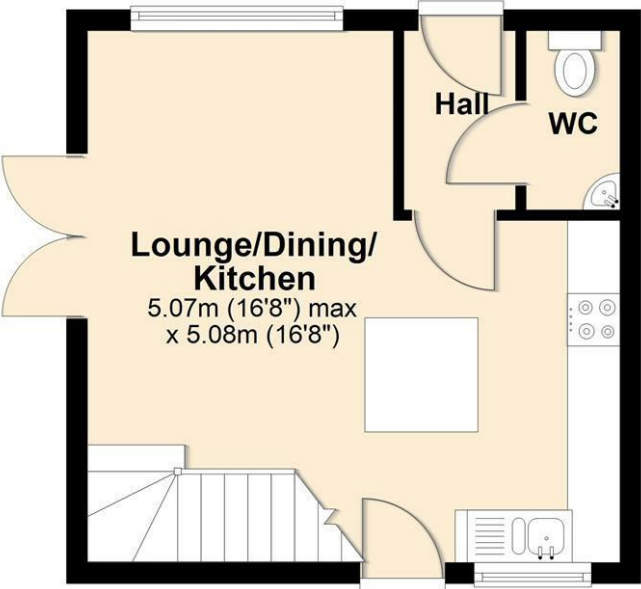
Construction - Brick / Tile
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

Whitakers Estate Agent Declaration:

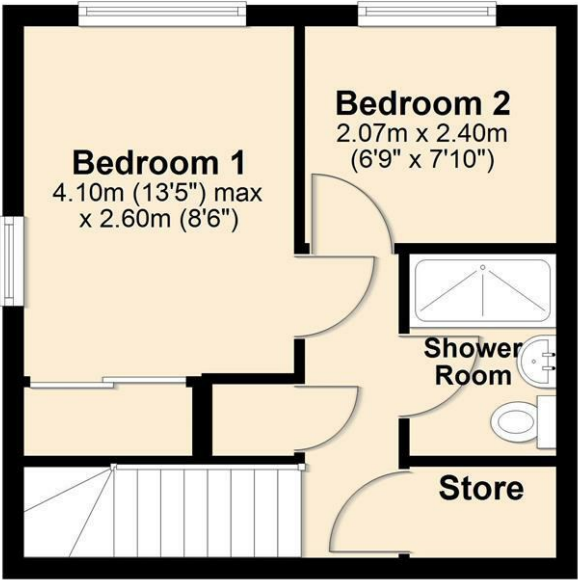
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Floor Plan

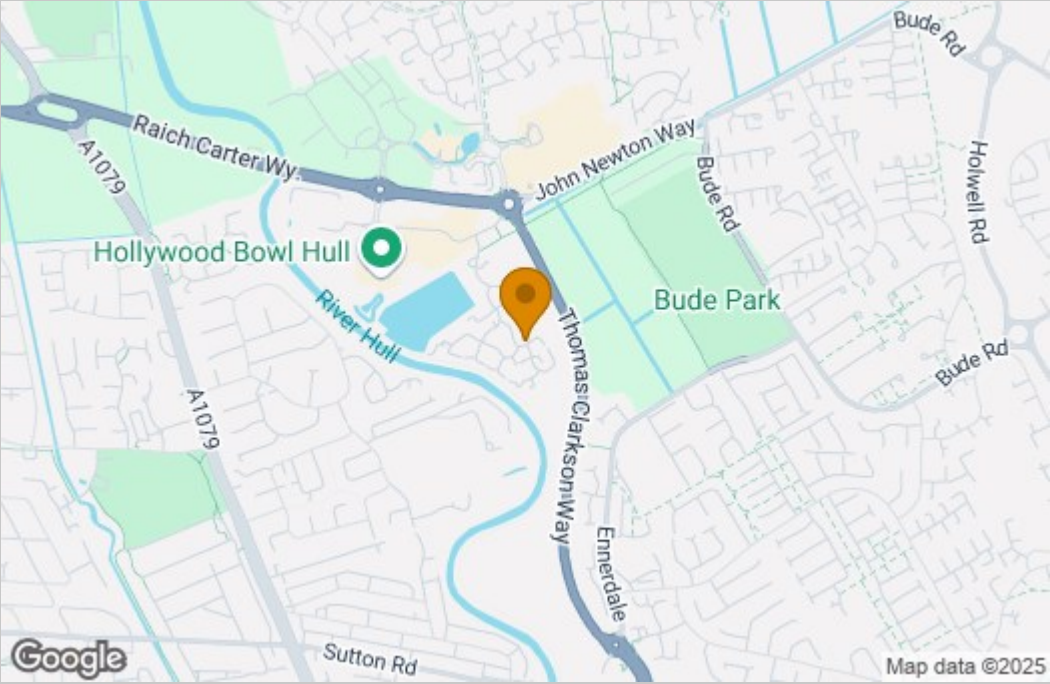
Ground Floor



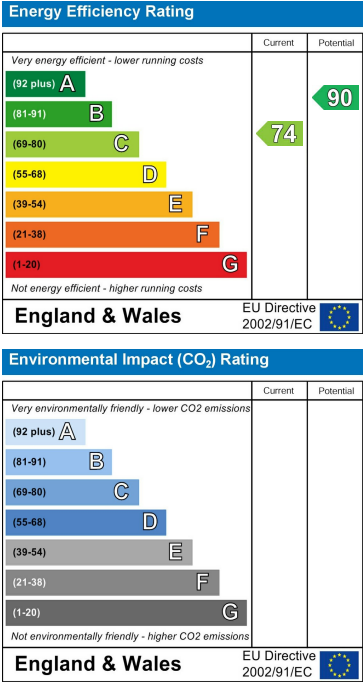
First Floor



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