

# Whitakers

Estate Agents



## 14 Overstrand Drive, Hull, HU7 4XL

**£220,000**

This lovely 3 bedroom semi detached property is available to purchase with NO ONWARD CHAIN!

Ideally situated on a peaceful and much sought after cul-de-sac, the property is just a short walk from the centre of Sutton village, close to local shops and amenities as well as being well positioned for highly regarded primary and secondary schools!

Well maintained and presented throughout, this represents an outstanding opportunity for the growing family to purchase a much loved family home in a most popular and sought after location.

Briefly comprising; entrance hallway, through lounge/dining room, kitchen and conservatory to the ground floor, there are 3 bedrooms and a family bathroom to the first floor.

Also benefiting from spacious and well kept mature front and rear gardens, private driveway and garage together with gas central heating and majority uPVC glazing, internal inspection is highly recommended!

## The Accommodation Comprises

### Entrance Hallway



Front entrance door leads into spacious hallway with carpeted flooring, central heating radiator, under stair cupboard and stairs to first floor.

### Through Lounge/Dining Room 26' x 11'9 (7.92m x 3.58m)



The 26 ft through lounge/dining room features uPVC walk-in bay to the front, tiled fire surround and hearth with inset living flame gas fire, carpeted flooring throughout, central heating radiator and rear uPVC patio doors into conservatory.

### Kitchen 12' x 8'8 (3.66m x 2.64m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. 4 ring ceramic hob with extractor over and mid level double oven. Stainless steel twin bowl sink with mixer taps over and plumbing for automatic washing machine. Space for free standing fridge/freezer, vinyl flooring, central heating radiator, uPVC window to rear aspect and hardwood door into.....

### Conservatory 12'10 x 10 (3.91m x 3.05m)



With uPVC French doors into rear garden, tiled flooring and central heating radiator.

## First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring and uPVC window to side aspect.

### Bedroom One 12'6 x 10'2 (3.81m x 3.10m)



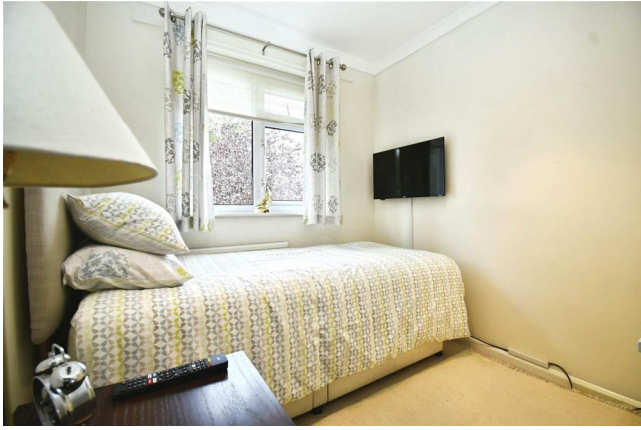
With uPVC window to front aspect, fitted wardrobes, built in cupboard, carpeted flooring and central heating radiator.

### Bedroom Two 11'8 x 10'11 (3.56m x 3.33m)



With uPVC window to rear aspect, carpeted flooring, hand wash basin and central heating radiator.

### Bedroom Three 8'10 x 7'3 (2.69m x 2.21m)



With uPVC window to front aspect, built in cupboard, carpeted flooring and central heating radiator.

### Bathroom



Modern shower room comprising walk in mains double shower with glazed screen, low flush wc and hand wash basin. Heated towel rail, tiling to walls and floor, ceiling spotlights and two uPVC windows to rear aspect.

### Outside



To the front of the property is a lawned garden with mature trees and bushes whilst the private side driveway leads to the garage and provides off road parking. Side passageway with gated access leads to the well kept rear garden which is laid mainly to lawn with a wide array of mature trees, plants and bushes, block paved patio seating area and summer house with electric supply together with timber fencing to perimeters.

### Garage

With remote controlled electric roller door, full electric supply and rear window.

### Tenure

The property is Freehold

### Council Tax

Council Tax band C

Kingston upon Hull City Council

### EPC

EPC rating Awaited

### 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

10000 Mbps

Coastal Erosion - No

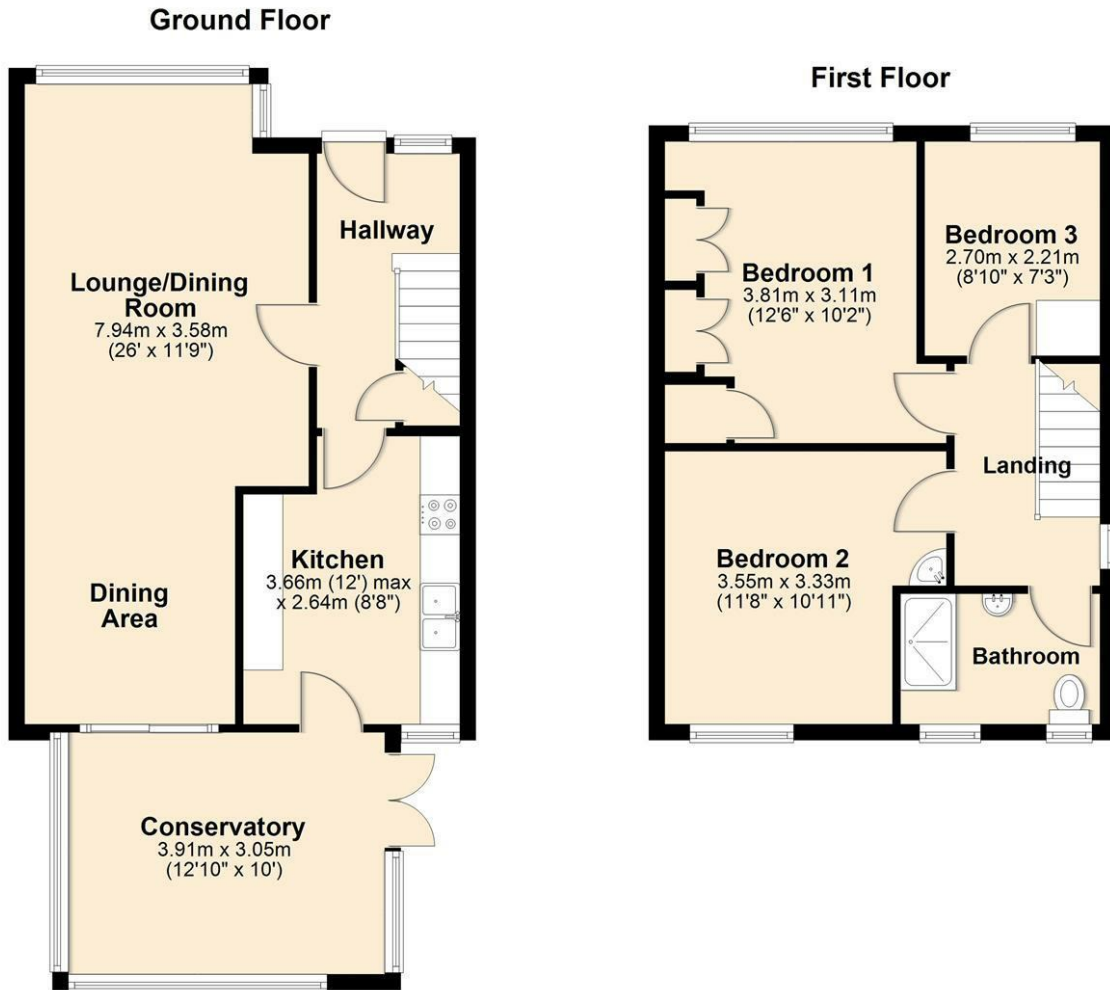
Coalfield or Mining Area - No

Planning - No

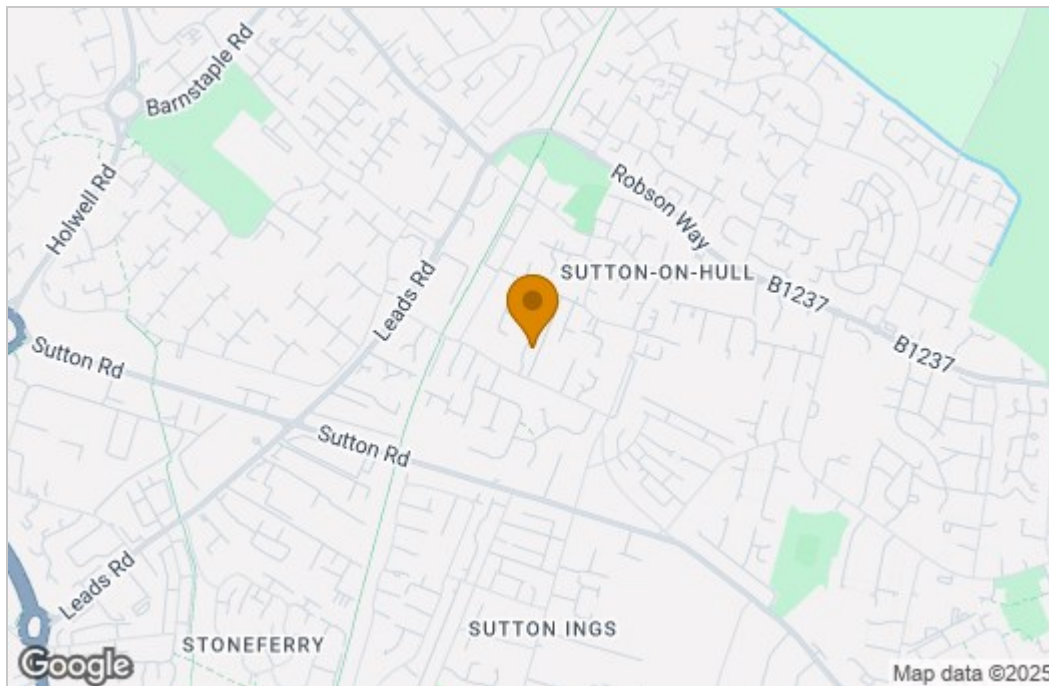
### Whitakers Estate Agent Declaration:

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.

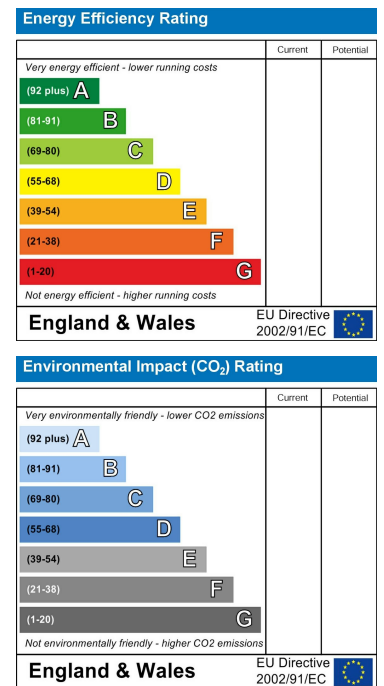
# Floor Plan



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