

Whitakers

Estate Agents



12 Evergreen Drive, HU6 7YD

Asking Price £149,950

SITUATED TO THE NORTH OF THE CITY ON THE ATTRACTIVE " GREEN ACRES" DEVELOPMENT, HANDILY PLACED FOR ALL LOCAL AMENITIES AND THE SHOPPING AND LEISURE FACILITIES THAT KINGSWOOD HAS TO OFFER, THIS MODERN STYLE SEMI DETACHED HOUSE WILL APPEAL TO THE FIRST TIME BUYER, THE SMALL FAMILY AND THE PURCHASER LOOKING TO DOWN SIZE.

THE ACCOMMODATION BRIEFLY COMPRISES STORM PORCH, LOUNGE, FITTED DINING KITCHEN, CONSERVATORY, TWO FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

WITHIN PLEASANT GARDENS AND HAVING A SIDE DRIVEWAY TO ACCOMMODATE OFF STREET PARKING, THE PROPERTY ALSO ENJOYS EASY TRANSPORT LINKS TO THE HULL CITY CENTRE AND BEVERLEY AND INTERNAL INSPECTIONS ARE ENCOURAGED.

Storm Porch
Giving access to;

Lounge 17'7" x 12'1" (5.37 x 3.69)



Window to the front aspect, Adam style fire surround incorporating a built in gas fire, radiator and a staircase off.

Fitted Dining Kitchen 8'7" x 12'1" (2.63 x 3.69)



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with mixer tap. Partially tiled walls, plumbing for an automatic washing machine, a radiator and integrated appliances include an electric oven, four ring gas hob and a an overhead extractor canopy.

Conservatory 9'3" x 9'11" (2.84 x 3.04)



Having a radiator and French Doors giving access to the rear garden.

First Floor Landing

Window to the side aspect and giving access to;

Bedroom One 8'7" x 12'1" (2.64 x 3.69)



Window to the rear aspect and a radiator.

Bedroom Two 8'3" x 12'1" (2.52 x 3.69)



Window to the front aspect and a radiator.

Bathroom



A suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. There is a "telephone" style shower attachment, a radiator, an extractor fan and an airing cupboard.

Gardens



To the front of the property is a garden laid to decorative aggregates and to the rear a garden laid to decorative aggregates with stocked borders and a paved patio area.

Off Street Car Parking



Via a side driveway

Council Tax
Hull City Council band B

EPC
EPC Rating D

Tenure
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.

Whitakers Estate Agent Declaration:

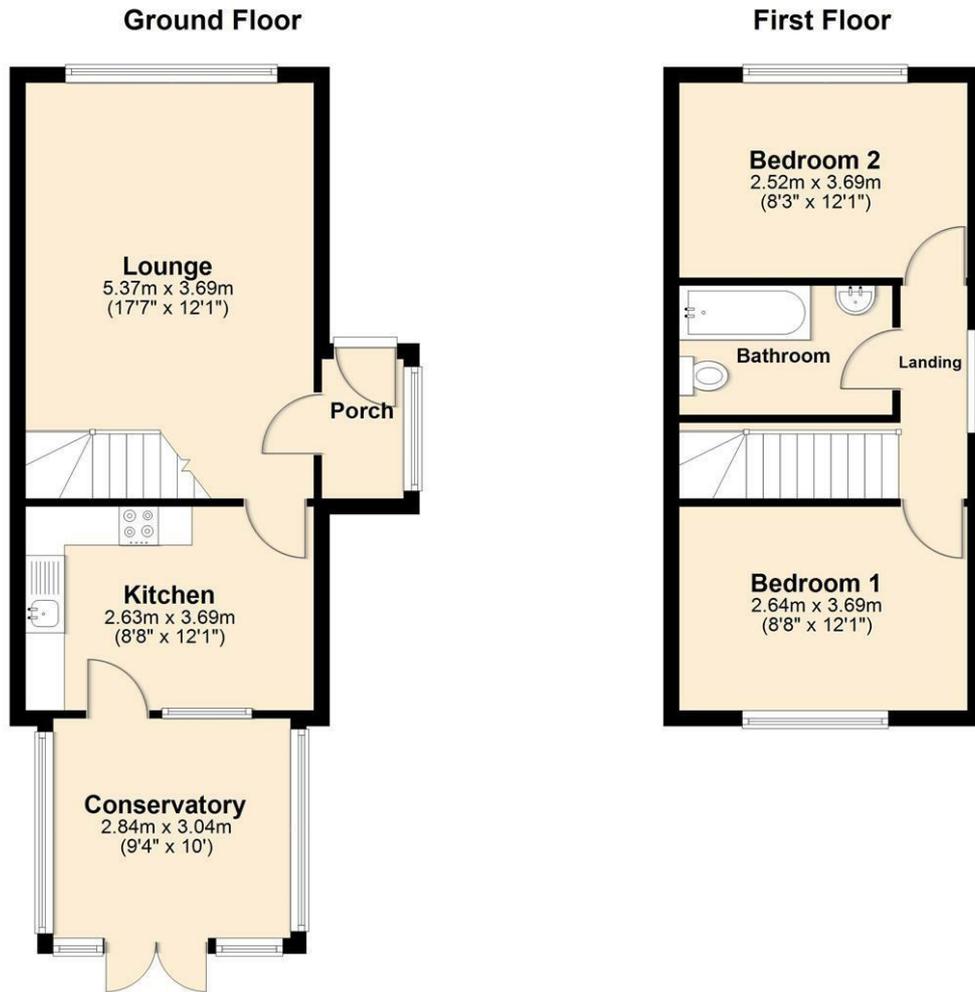
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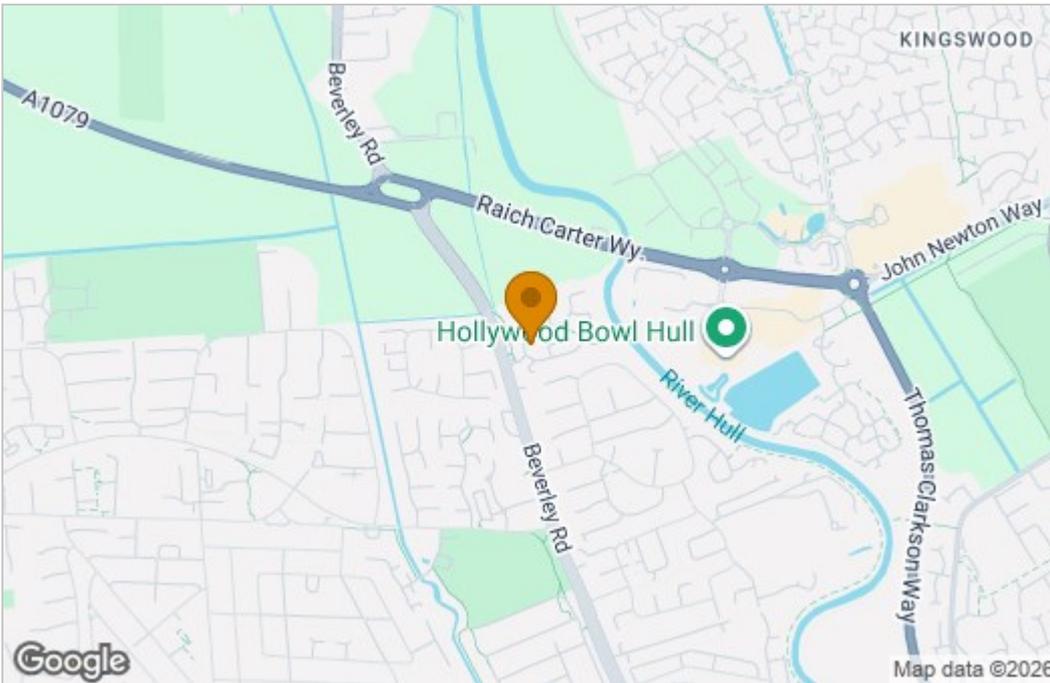
Material Information:

Construction - Brick under tiled roof
Conservation Area - No
Flood Risk -Very low
Mobile Coverage/Signal - EE/ Three/Vodafone/ O2
Broadband - Basic 5 Mbps Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area -No

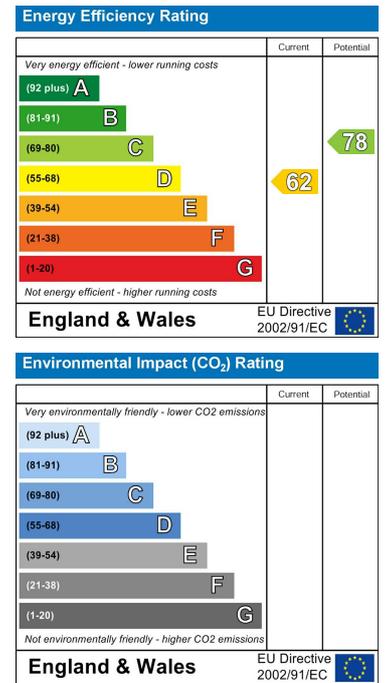
Floor Plan



Area Map



Energy Efficiency Graph



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