

Whitakers

Estate Agents



49 Weardale, Hull, HU7 6DJ

£159,950

SITUATED ON THE EVER POPULAR FAMILY FRIENDLY SUTTON PARK DEVELOPMENT, HANDILY PLACED FOR SOUGHT AFTER EDUCATIONAL CHOICES AND ALL OF THE SHOPPING AND LEISURE AMENITIES THAT KINGSWOOD HAS TO OFFER, THIS MODERN STYLE SEMI DETACHED BUNGALOW IS PRESENTED IN "MOVE INTO" CONDITION AND SHOULD BE VIEWED AT THE EARLIEST IN ORDER TO AVOID DISAPPOINTMENT.

THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE, FITTED KITCHEN WITH APPLIANCES, TWO GROUND FLOOR BEDROOMS AND A SHOWER ROOM AND A FIRST FLOOR BEDROOM OF IMPRESSIVE PROPORTION. HAVING GAS CENTRAL HEATING TO RADIATORS, DOUBLE GLAZING, ATTRACTIVE GARDENS AND A SIDE DRIVEWAY TO A BRICK BUILT GARAGE WITH AUTOMATIC VEHICULAR DOOR, THE PROPERTY REPRESENTS AN EXCELLENT OPPORTUNITY FOR A WIDE RANGE OF BUYERS, DOWNSIZERS WHO WOULD LIKE A BUNGALOW, AND EVEN THE GROWING FAMILY UNIT. FURTHER ENQUIRIES ARE WELCOME.

Entrance Hall

Attractive laminate flooring and a radiator.

Lounge 18'10" x 10'7" (5.75 x 3.23)



Window to the front aspect, laminate flooring continues, Adam style fire surround with marble effect back and hearth incorporating an inset coal effect gas fire and there is a radiator. Open plan staircase to the loft area.

Kitchen 9'10" x 8'8" (3.02 x 2.65)



A good range of fitted floor and wall units with matching splash backs and an inset sink unit with monobloc tap. Windows to two aspects allowing plenty of natural light, plumbing for an automatic washing machine and integrated appliances include an electric oven, electric hob and a stainless steel over head extractor canopy.

Bedroom One 11'3" x 10'7" (3.45 x 3.23)



Generously sized double bedroom, Window to the rear aspect, laminate flooring, a radiator and fitted wardrobes.

Bedroom Two/Dining Room 8'9" x 8'1" (2.67 x 2.47)



Window to the side aspect and patio doors giving access to the rear garden. Laminate flooring and a radiator. This room is currently utilised as a dining room, with attractive patio doors, leading to the rear garden.

Shower Room 7'0" x 5'5" (2.14 x 1.67)



A plumbed shower unit within an independent corner enclosure, wash hand basin in a vanity unit and a dual flush low level wc. Fully tiled walls and a chrome heated towel rail.

Bedroom 3 18'10" x 14'5" (5.75 x 4.41)



Accessible via a fixed staircase in the lounge., the space is very impressive and has a "Velux" style window and a window to the side aspect. There are voids for storage, a useful built in storage cupboard and spotlights to the ceiling. Given the relevant permissions, the space available would easily accommodate En Suite amenities.

Gardens



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

Garage



Accessible via a block paved driveway and having an automatic vehicular door.

EPC Rating
EPC Rating D

Council Tax
Hull City Council Tax Band B

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.

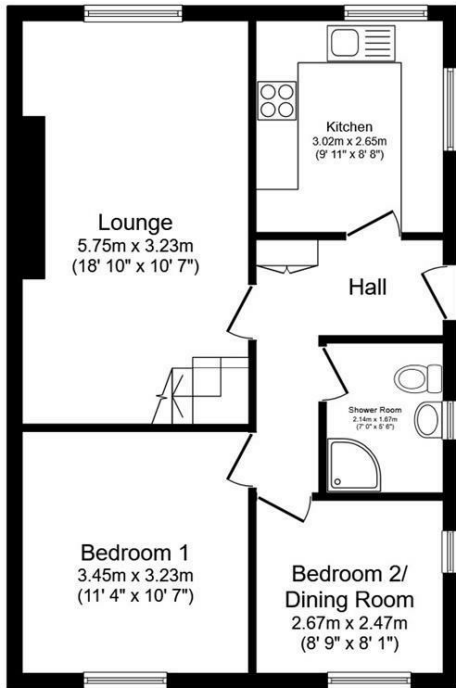
Material Information:

Construction - No
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 - planning for loft conversion

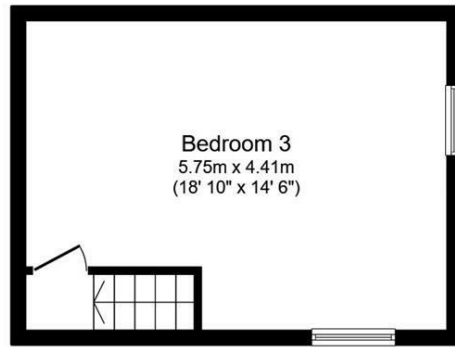
Whitakers Estate Agent Declaration:

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



Ground Floor
Floor area 55.8 sq.m. (601 sq.ft.)

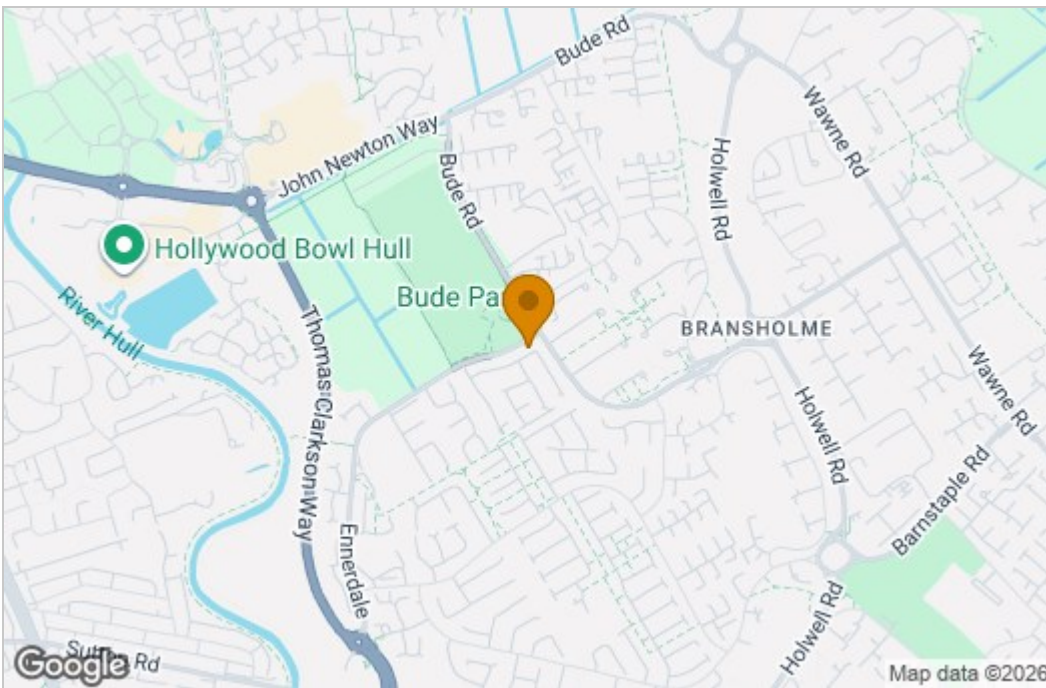


First Floor
Floor area 26.5 sq.m. (285 sq.ft.)

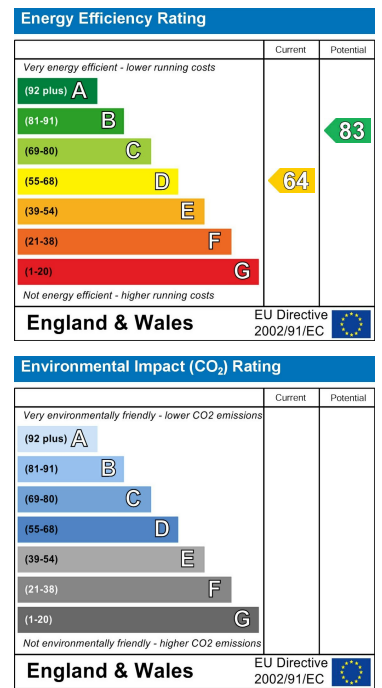
Total floor area: 82.3 sq.m. (885 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.