

# Whitakers

Estate Agents



## 10 Partington Drive, Hull, HU9 5UB

**£174,950**

IMMACULATELY PRESENTED THREE BEDROOM HOME - POPULAR EAST HULL LOCATION!

SITUATED IN A SOUGHT AFTER AREA OF EAST HULL LOCATION, WITH EXCELLENT TRANSPORT LINKS TO THE CITY CENTRE, THIS BEAUTIFULLY MAINTAINED THREE BEDROOM PROPERTY IS OFFERED IN PRISTINE, MOVE-IN READY CONDITION - PERFECT FOR ITS NEXT OWNER TO ENJOY.

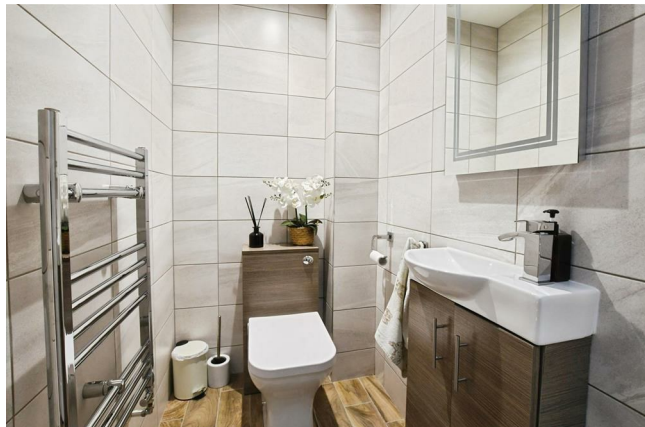
INTERNALLY, THE PROPERTY IS FINISHED TO A HIGH STANDARD THROUGHOUT, AND THOUGHTFULLY LAID OUT FOR MODERN LIVING. IT BOASTS THREE GOOD SIZE BEDROOMS AND THE ADDED CONVENIENCE OF A DOWNSTAIRS W/C. A GENEROUSLY SIZED LOUNGE DINER, A VERSATILE SPACE, IDEAL FOR THE GROWING FAMILY AND EVERYDAY ENTERTAINING, AND A STYLISH FITTED KITCHEN WITH FRENCH DOORS LEADING TO THE REAR GARDEN.

EXTERNALLY, THE PROPERTY COMPROMISES OF A LARGE FRONT DRIVEWAY OFFERING OFF-STREET PARKING, AND A WELL PROPORTIONED REAR GARDEN. THIS BEAUTIFUL HOME REQUIRES INTERNAL INSPECTION TO TRULY APPRECIATE THE IMMACULATE FINISH. EARLY VIEWING IS HIGHLY RECOMMENDED!

### Entrance Hall

Leads to downstairs w/c and the open plan living/diner. Laminate flooring and a radiator

### Downstairs W/C



Finished to a high standard, and comprises of a low level WC, and vanity sink. Laminate flooring and tile walls with a heated towel rail.

### Lounge/Diner



Open plan living/diner, well presented and laminated throughout with a large bay window to the front aspect. Leads to the staircase to the first floor with an understairs storage cupboard. Also has a radiator.

### Fitted Kitchen



Well proportioned fitted kitchen with a wide range of floor and wall units with contrasting worktops. French doors to the rear, leading to the garden, and a UPVC window to the rear. Compromises an electric oven and electric hob, with a stainless steel mixer tap and ceramic sink.

### Bedroom 1



Built in storage, laminated throughout with two UPVC windows to the front aspect and a radiator.

### Bedroom 2



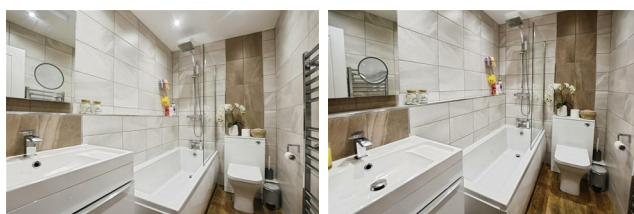
Well-proportioned, laminated throughout with a radiator and a UPVC window to the rear.

### Bedroom 3



Laminated throughout with a UPVC window to the rear and a radiator.

### Bathroom



Stylish and finished to a high standard. Tile walls and tile flooring throughout with a 3 piece bathroom suite and an overhead, waterfall shower. The vanity sink provides extra storage and gives a modern feel. Compromises a heated towel rail and spotlights throughout the ceiling.

### Gardens



To the front of the property boasts a wide drive, with space for 2 vehicles, and to the rear of the property is a large garden, partial decking, a pergola and a shed for extra storage.

### Council Tax

Hull City Council - Band B

### Tenure

This property is Freehold

### EPC

EPC Rating B

### 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.

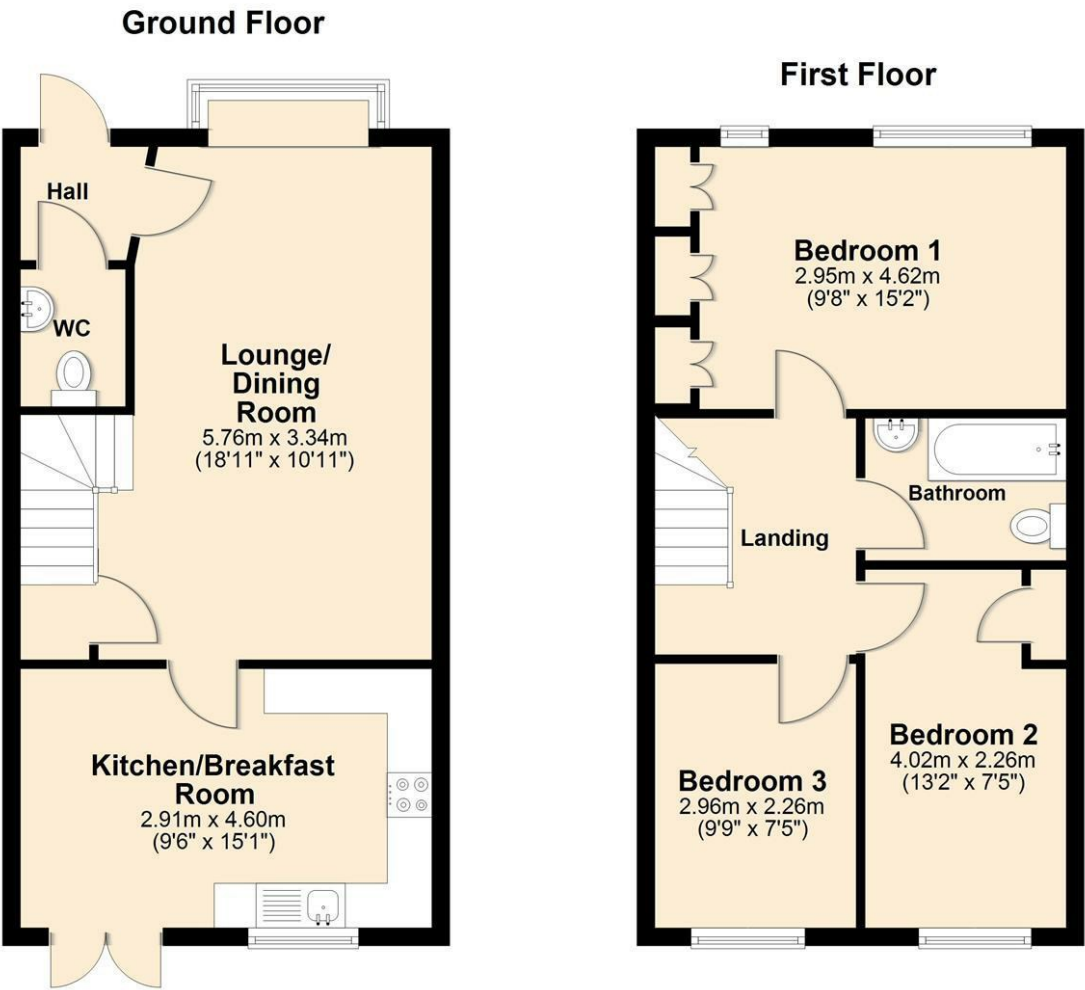
#### Material Information:

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 - no

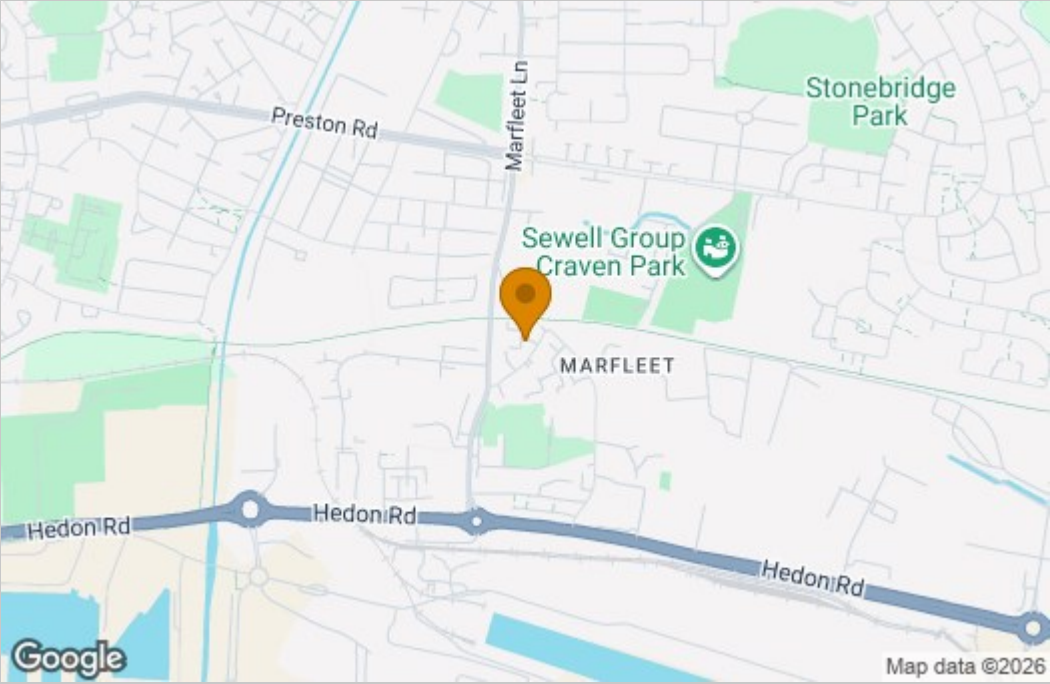
#### Whitakers Estate Agent Declaration:

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.

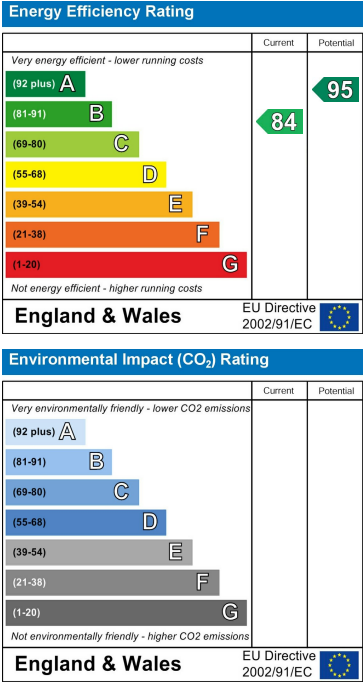
Floor Plan



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