

# Whitakers

Estate Agents



## 34 Kildale Close, Hull, HU8 9NW

**£169,950**

*\*Three-Bedroom Family Favourite with Driveway & Garage\**

Located on this ever-popular development to the east of the city, this modern three-bedroom semi-detached home offers well-proportioned accommodation and is ideally suited to a growing family.

The property is conveniently positioned for sought-after schools and educational facilities, as well as the wide range of shops, amenities and services available in nearby Sutton village. Its location provides a great balance of convenience and family-friendly living.

The accommodation briefly comprises an entrance hall, comfortable lounge, separate dining area and fitted kitchen, with three first-floor bedrooms and a family bathroom. The property also benefits from gas central heating to radiators and double glazing.

Externally, the home enjoys pleasant gardens, offering useful outdoor space for children and family entertaining, together with a side driveway providing off-road parking and access to the garage.

A practical and well-located family home with plenty to offer. Appointments to view are invited.

### Entrance Hall

Laminate flooring, a radiator, staircase off and double doors give access to;

Lounge 13'3" x 12'4" (4.04 x 3.78)



A bow window to the front aspect, laminate flooring, a radiator and a feature archway gives access to:

Dining Area 10'11" x 7'8" (3.35 x 2.36)



Laminate flooring continues, a radiator and Patio Doors give access to the rear garden.

Fitted Kitchen 10'11" x 7'7" (3.33 x 2.32)



A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel one and a half bowl sink unit with mixer tap. Windows to two aspects giving plenty of natural light, partially tiled walls, plumbing for an automatic washing machine and a dishwasher and integrated appliances include an electric oven, four ring gas hob and a stainless steel over head extractor canopy

### First Floor Landing

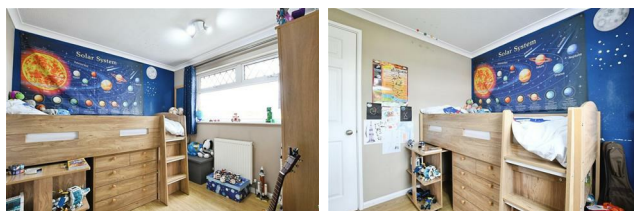
Window to the side aspect and access to:

Bedroom One 13'2" x 8'9" (4.02 x 2.69)



Window to the front aspect, a radiator and laminate flooring.

Bedroom Two 9'0" x 8'11" (2.76 x 2.74)



Window to the rear aspect, a radiator, built in storage cupboard and laminate flooring

Bedroom Three 9'6" x 6'5" (2.91 x 1.98)



Window to the front aspect, a radiator, built in storage cupboard.

Bathroom 6'2" x 6'1" (1.89 x 1.86)



A white suite to comprise panelled shower bath, wash hand basin with a pedestal and a low level wc.. Tiled walls, a chrome heated towel rail and

there is a a plumbed shower unit over the bath with a shower screen to the bath side.

### Gardens



To the front of the property is an open plan garden laid to lawn and to the rear is a garden laid mainly to lawn with a paved patio area.

### Garage

Brick built with an up and over vehicular door, light and power supply and accessible via a side driveway which also provides additional car parking amenities.

### Council Tax

Hull City Council tax band B

### Tenure

Freehold

### EPC

#### 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:

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.

#### Offering on a property

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

#### Material Information:

Construction - Brick under a tiled roof

Conservation Area - No

Flood Risk -Very low

Mobile Coverage/Signal - EE/ Vodafone/ O2/ Three

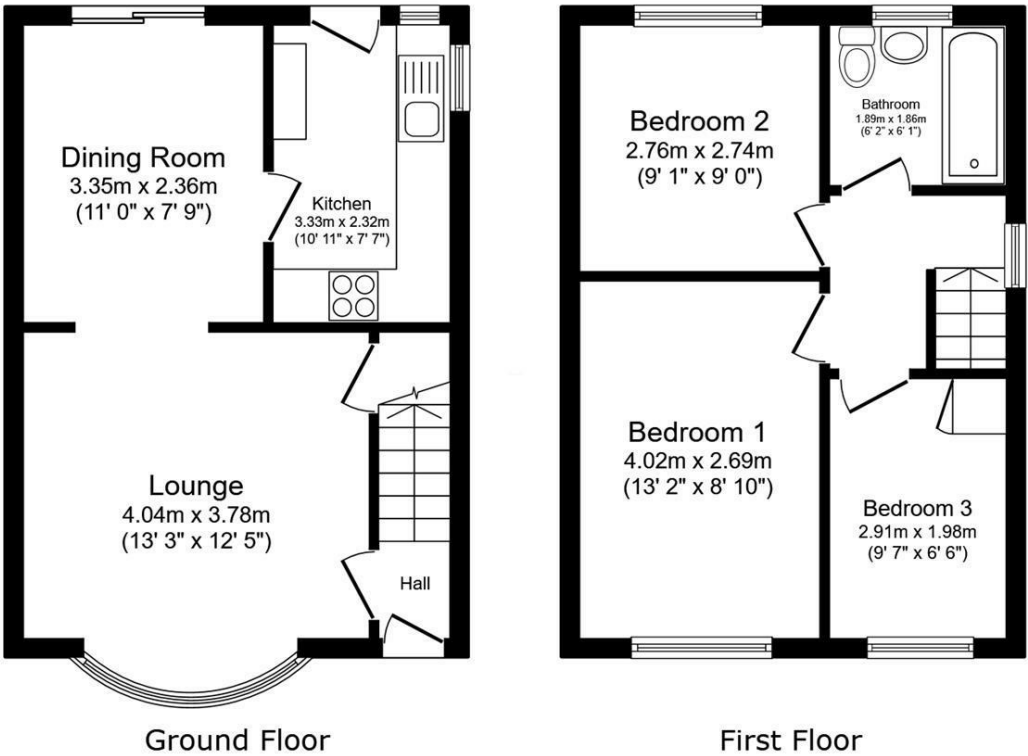
Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

Planning -No

Floor Plan



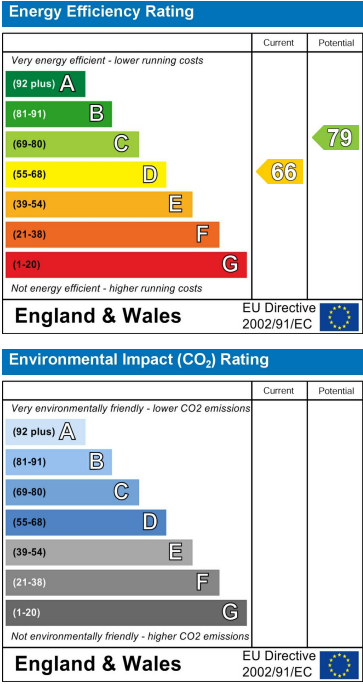
Total floor area: 66.6 sq.m. (716 sq.ft.)

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](http://www.Propertybox.io)

Area Map



Energy Efficiency Graph



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