

Whitakers

Estate Agents



22 Harbottle Way, Hull, HU7 3NX

Asking Price £155,000

Occupying an ENVIABLE Corner Plot with EXTREMELY SPACIOUS REAR GARDEN, this lovely 2 bedroom end of terrace property is available to purchase with NO ONWARD CHAIN!

Ideally positioned within a peaceful cul-de-sac on the ever popular Kingswood development, close to the wealth of retail and leisure facilities available at Kingswood Retail Parks and enjoying excellent transport links around the City, the property is ideal for First time buyers and downsizers alike.

Constructed in 2022 and presented in "move-in" condition, the property briefly comprises; Entrance hallway, STUNNING Open plan modern kitchen/dining/living room and a downstairs cloakroom to the ground floor, whilst to the first floor there are two double bedrooms and the bathroom!

With off road driveway parking to the front and the lovely spacious rear garden, perfect for relaxation and entertaining together with the expected full uPVC double glazing and gas central heating, EARLY VIEWING IS STRONGLY RECOMMENDED!

The Accommodation Comprises

Entrance Hallway



Composite entrance door into hallway with vinyl flooring, central heating radiator and stairs to first floor.

Open Plan Kitchen/Dining/Living Room 22'2 x 12'2 (6.76m x 3.71m)



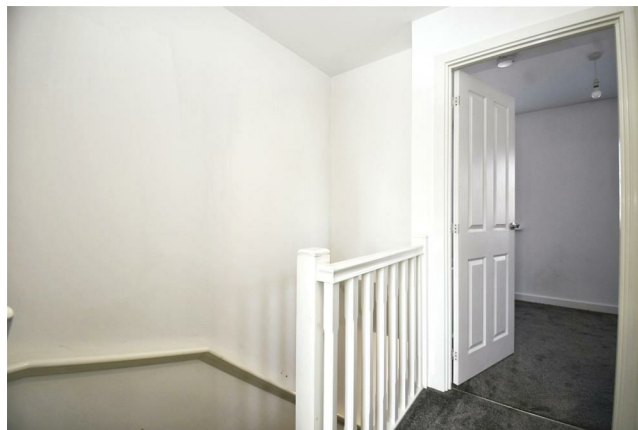
Door from the entrance hallway leads into the stunning open plan living space! The modern kitchen is fitted with a range of contemporary wall and base units, complementary work surfaces and matching splashbacks. There is a 4 ring gas hob with extractor fan over and electric fan oven below and a stainless steel 1 1/2 bowl sink drainer together with an integrated fridge/freezer and automatic washing machine and a uPVC window to the front aspect. The breakfast bar provides ample space for dining whilst the lounge area has uPVC French doors opening into the rear garden. There is vinyl flooring to the kitchen and dining areas whilst the lounge features carpeted flooring. Two central heating radiators are situated in the dining area and lounge.

Downstairs Cloakroom



The downstairs cloakroom comprises a low flush wc and hand wash basin together with vinyl flooring and central heating radiator.

First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring and loft access hatch.

Bedroom One 7'10 x 12'2 (2.39m x 3.71m)



With uPVC window to rear aspect, carpeted flooring and central heating radiator

Bedroom Two 7'9 12'2 (2.36m 3.71m)



With two uPVC windows to front aspect, carpeted flooring and central heating radiator.

Bathroom



Bath with mains shower over and fitted shower screen. low flush wc and hand wash basin. Vinyl flooring, part tiled walls, central heating radiator, extractor fan and uPVC window to side aspect.

Outside



To the front of the property is a private driveway providing off road parking. Side gate access leads to the most spacious rear garden laid mainly to lawn with paved patio seating area and fencing to perimeter, perfect for relaxation and entertaining!

Tenure

The property is Freehold

Council Tax

Council Tax band B

Kingston upon Hull City Council

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 - Brick/Tile

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Ultrafast 900 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

Whitakers Estate Agent Declaration:

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in

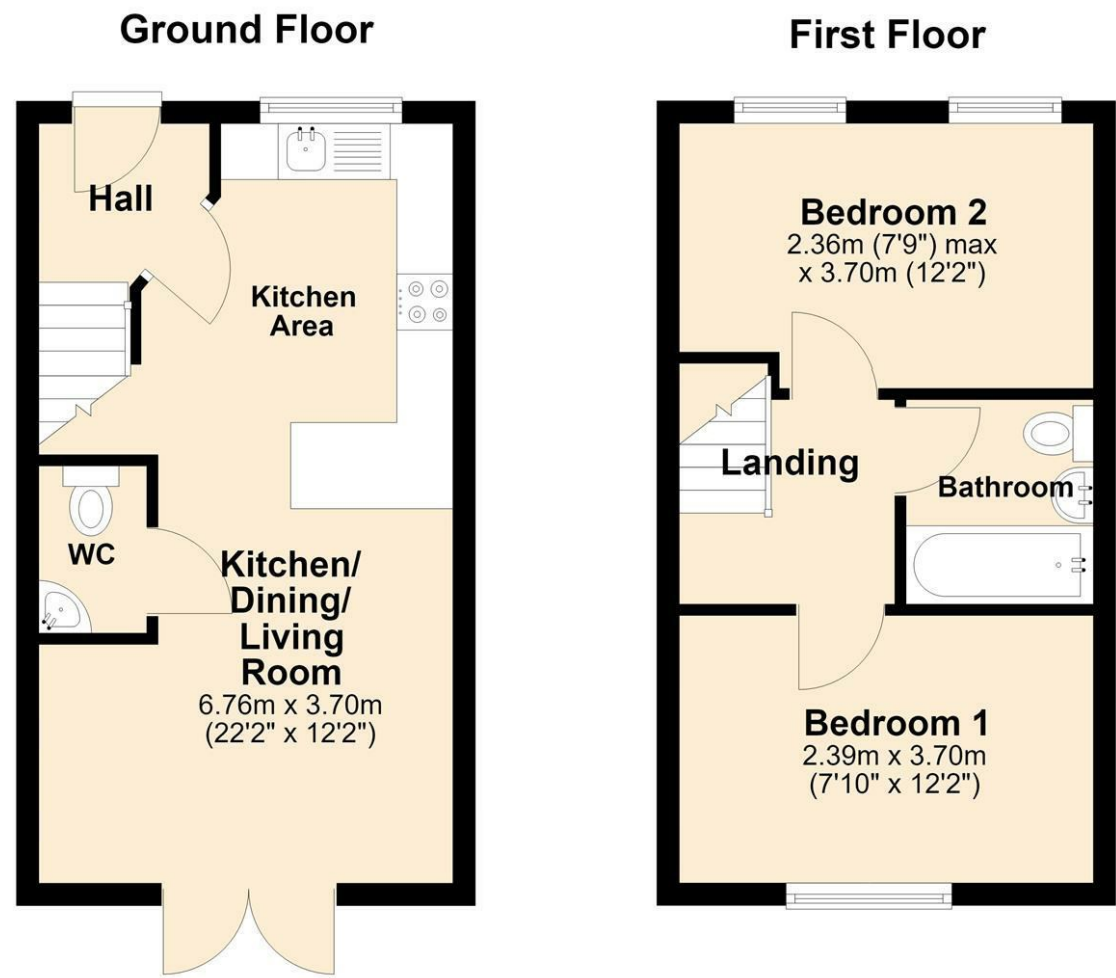
the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

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.

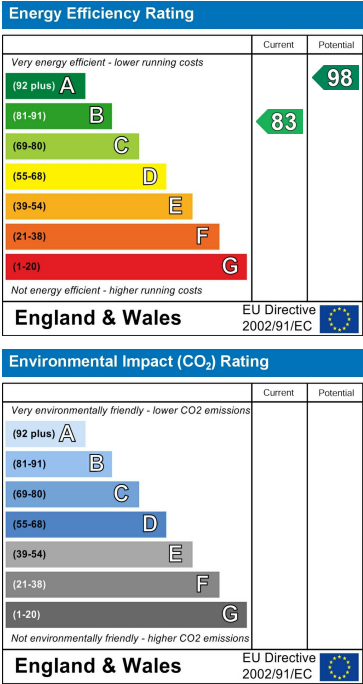
Floor Plan



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.