

# Whitakers

Estate Agents



**60 Highfield, Hull, HU7 4TR**

**Offers In The Region Of £215,000**

JUST A STROLL TO ALL OF THE EXCELLENT AMENITIES THAT THE POPULAR EAST HULL VILLAGE OF SUTTON HAS TO OFFER , THIS TRADIATIONAL STYLE SEMI DETACHED HOUSE TICKS ALL OF THE BOXES FOR THE GROWING FAMILY UNIT.

THE ACCOMMODATION COMPRISES ENTRANCE HALL, LOUNGE THROUGH TO A DINING ROOM, FITTED KITCHEN WITH APPLIANCES, THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING. SET WITHIN PLEASANT GARDENS WITH SIDE DRIVE ACCESS TO A SINGLE GARAGE, THE PROPERTY ENJOYS A CONTEMPORARY FEEL THROUGHOUT AND INVITATIONS TO VIEW ARE EXTENDED.



## The Property Comprises

### Entrance Hall



uPVC window to the side aspect, radiator, staircase off and three useful under stairs storage cupboards.

### Lounge 13'0" x 11'8" (3.97 x 3.57)



Deep angled bay window to the front aspect and a contemporary tall radiator. Opens to:

### Dining Room 12'7" x 9'6" (3.86 x 2.91)



Again, having a tall contemporary style radiator and there are French doors giving access to the rear garden.

### Kitchen



A lovely range of fitted floor and wall units with contrasting preparation surfaces incorporating an inset sink unit with mixer tap for hot and cold water. Windows to two aspects allowing plenty of natural light, spotlights to the ceiling, contemporary radiator and integrated appliances include an electric oven, four ring gas hob, stainless steel over head extractor canopy, microwave oven and a fridge. The kitchen also hosts an integrated dish washer and washing machine.

## First Floor Landing



uPVC window to the side aspect, carpeted flooring leading onto;

### Bedroom One 14'9" x 11'8" (4.52 x 3.57)



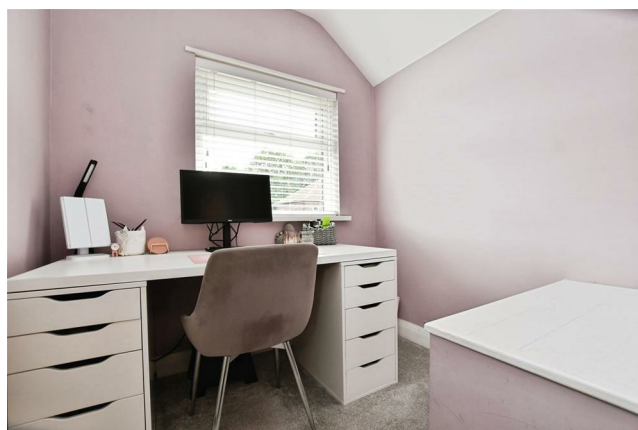
A deep angled uPVC bay window to the front aspect, fitted wardrobes, a drawer unit, radiator and carpeted flooring.

### Bedroom Two 11'3" x 11'7" (3.43 x 3.55)



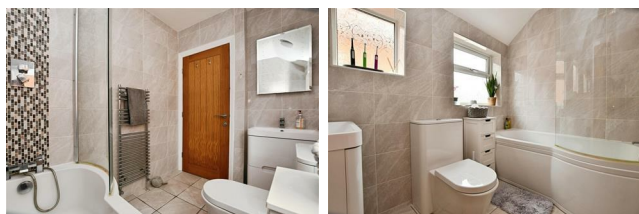
uPVC window to the rear aspect, fitted wardrobes, radiator and carpeted flooring.

### Bedroom Three 6'10" x 6'2" (2.09 x 1.88)



uPVC window to the front aspect and a radiator with carpeted flooring.

## Bathroom



A white suite to comprise a panelled shower bath, wash hand basin within a vanity unit and a dual flush low level wc. Tiled walls and floor and there is a plumbed shower unit over the bath with a shower screen to the bath side, heated towel radiator.

## Gardens



To the front of the property is a front driveway paved with brick and wooden fence boundary. To the rear is a garden laid to artificial lawn with a brick block paved patio area. a decking seating area , outside electric power points and an outside tap.

## Garage

A single garage accessible via a side driveway and having an electricity supply.

## Tenure

This Property is Freehold.

## Council Tax

Hull City Council  
Band C

## 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 under a tiled roof

Conservation Area - No

Flood Risk -Very low

Mobile Coverage/Signal -Yes

Broadband - ADSL Under 24Mbps, Superfast 4-100Mbps, Ultrafast 100-999Mbps, Gigabit 1000Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

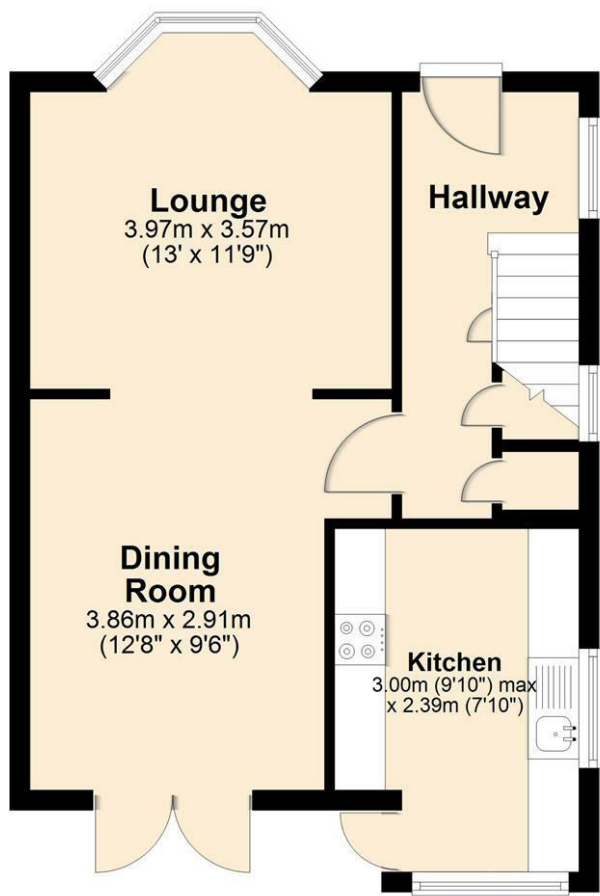
Planning -No

## Whitakers Estate Agent Declaration:

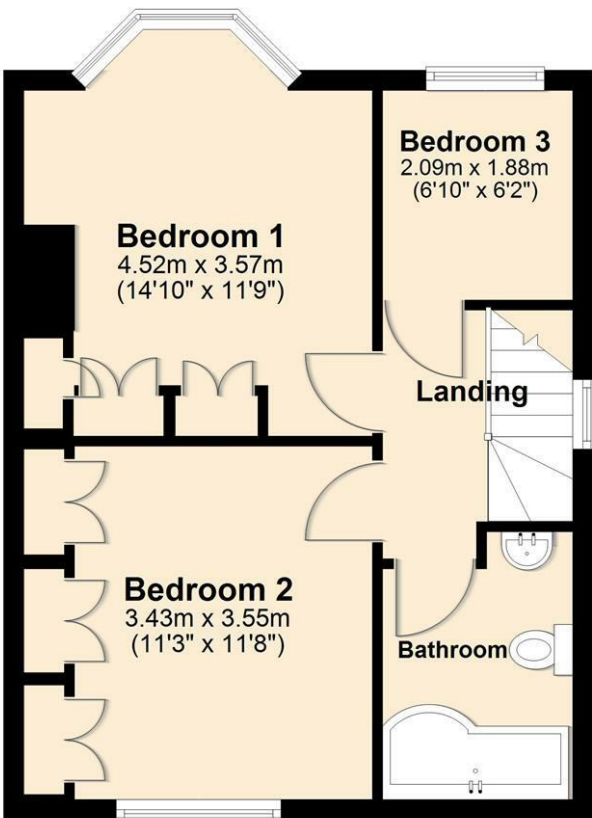
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

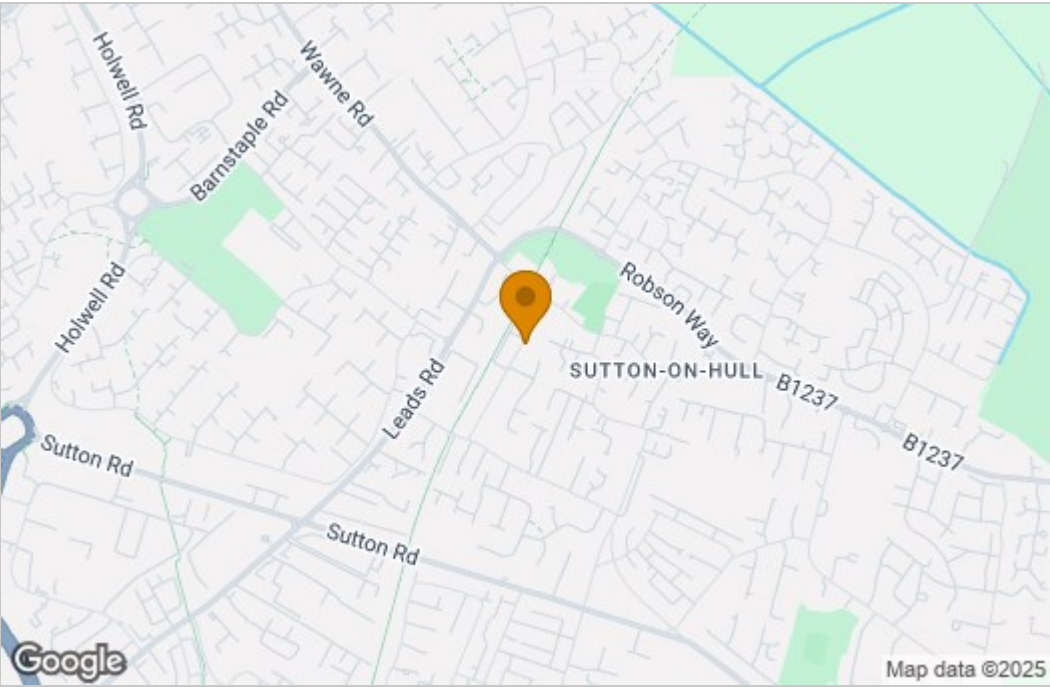
Ground Floor



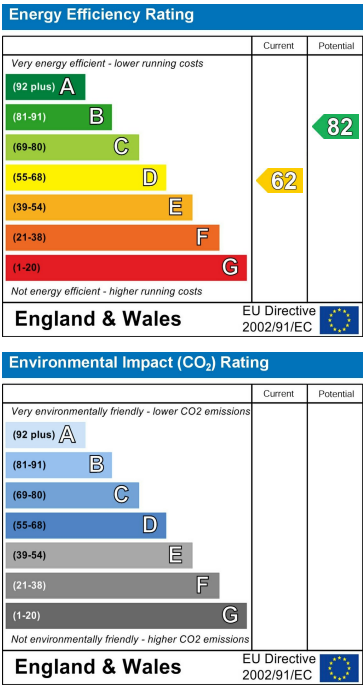
First Floor



Area Map



Energy Efficiency Graph



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