

Whitakers

Estate Agents



48 Memory Lane, Hull, HU7 3LP

Guide price £160,000

*** GUIDE PRICE £160,000 - £170,000 ***

SITUATED ON THE EVER POPULAR KINGSWOOD DEVELOPMENT, HANDILY PLACED FOR ALL OF THE FABULOUS SHOPPING, LEISURE AND EDUCATIONAL AMENITIES IT HAS TO OFFER, THIS TWO BEDROOM SEMI DETACHED PROPERTY IS AN IDEAL OPPORTUNITY FOR THE FIRST TIME BUYER OR THE PURCHASER LOOKING TO DOWN SIZE.

A NICE SPACIOUS PROPERTY, THE ACCOMMODATION BRIEFLY COMPRISSES RECEPTION HALL, CLOAK ROOM, LOUNGE OPENING TO A FITTED KITCHEN WITH APPLIANCES, TWO FIRST FLOOR BEDROOMS OF EXCELLENT PROPORTION AND A ROOMY BATHROOM WITH CONTEMPORAY SUITE.

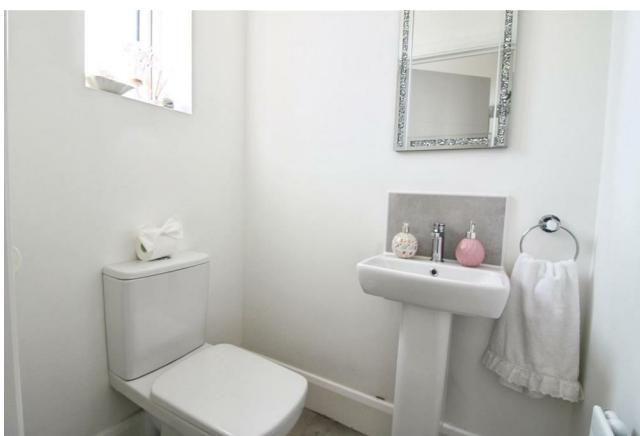
HAVING THE EXPECTED GAS CENTRAL HEATING SYSTEM TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY IS SET WITHIN A LITTLE LARGER GARDENS THAN EXPECTED AND THERE IS ROOM FOR TWO VEHICLES TO THE SIDE DRIVEWAY. INTERNAL INSPECTION WILL NOT DISAPPOINT.

Reception Hall



Staircase off and a radiator.

Cloak Room



Wash hand basin with a pedestal, a low level wc and a radiator

Fitted Kitchen



A lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with monbloc tap. Window to the front aspect, a radiator, partially tiled walls, plumbing for an automatic washing machine and integrated appliances include an electric oven, electric induction hob, a stainless steel over head extractor canopy and a fridge freezer. Opens to:

Lounge



Window to the side aspect and French Doors and screens to the rear aspect allowing plenty of natural light and access to the rear garden. Useful under stairs storage cupboard and a radiator.

Bedroom One



Window to the rear aspect and a radiator.

Bedroom Two



Two windows to the front aspect and a radiator

Bathroom



A contemporary suite in white to comprise panelled bath, wash hand basin and a low level wc. Partially tiled walls, spotlights to the ceiling and there is a shower attachment with shower screen to the bath side.

Gardens



To the front of the property is an open plan garden laid to lawn and to the side and rear aspects an enclosed garden again laid mainly to lawn with two garden storage sheds and an outside electric point.

Side Driveway

Allowing off street parking amenities for two vehicles.

Council Tax

Hull City Council - band B

Tenure

This property is 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 - Brick under tiled roof

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Ultrafast 1000 mbps

Coastal Erosion - No

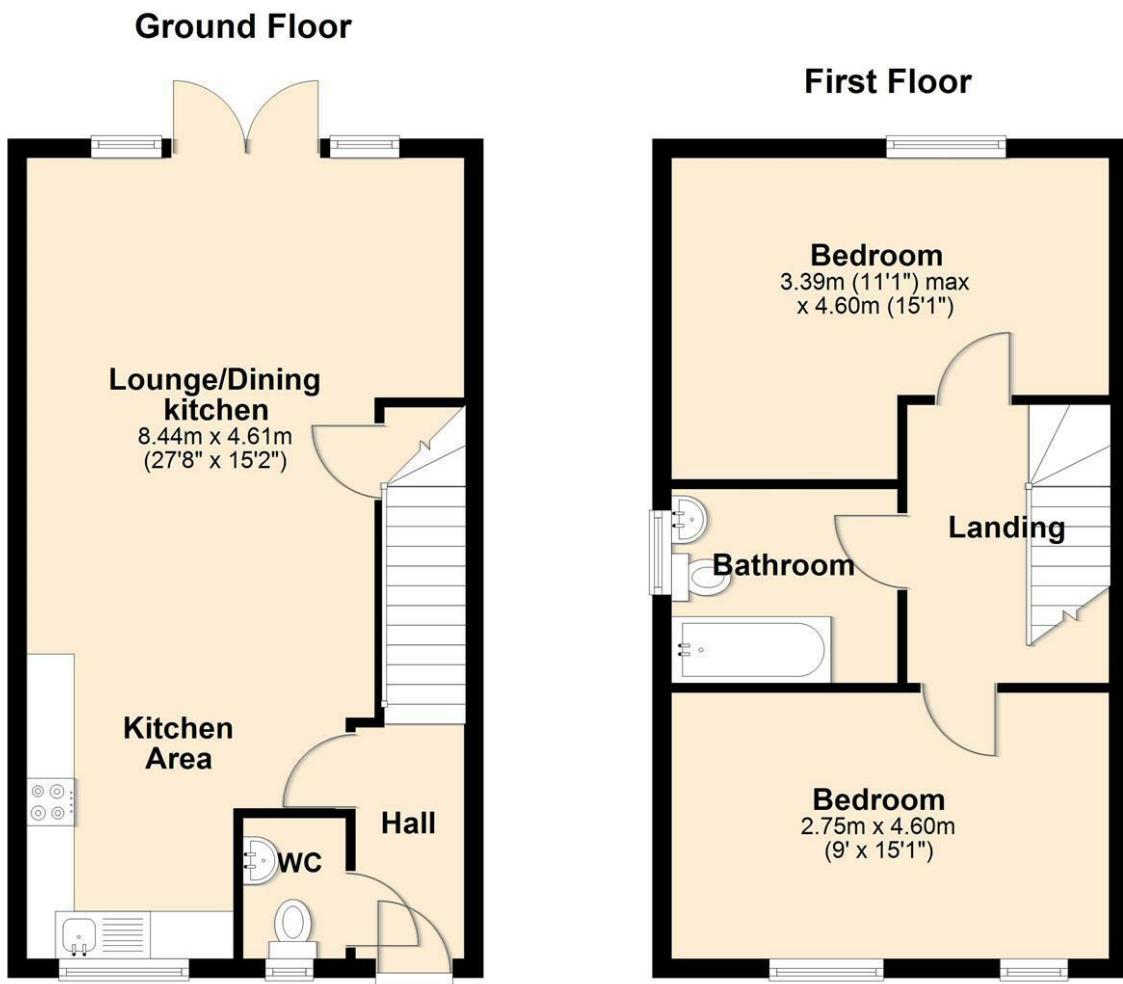
Coalfield or Mining Area -No

Planning -On going development

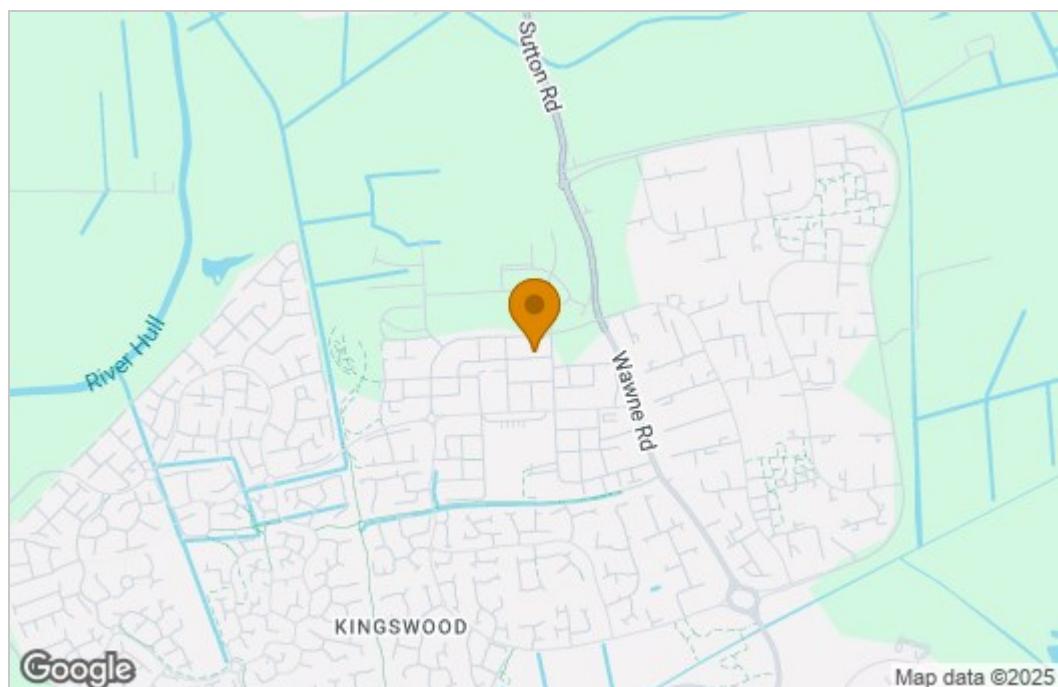
Whitakers Estate Agent Declaration:

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.

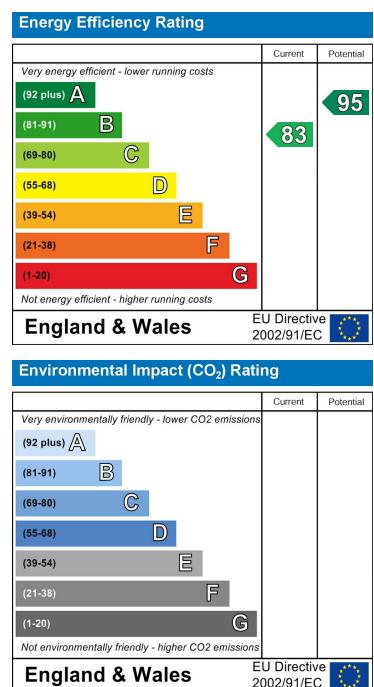
Floor Plan



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.