

Whitakers

Estate Agents



74 Astral Way

Sutton-On-Hull, Hull, HU7 4XZ

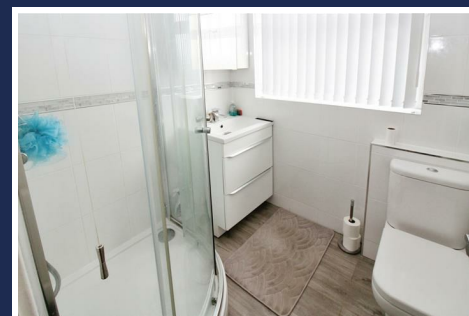
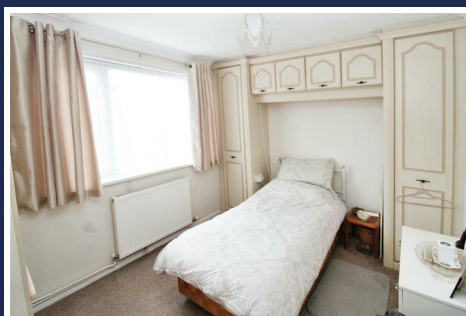
Offers Around £155,000



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Lounge

18'11" x 10'9" (5.78 x 3.28)

Window to the front aspect, feature marble effect fire surround and a radiator

Kitchen

12'9" x 9'9" (3.90 x 2.98)

A range of fitted floor and wall units with rolled edge laminated preparation surfaces having an inset ceramic sink unit with mixer tap. Windows to the front and side aspects, plumbing for an automatic washing machine, partially tiled walls, laminate flooring and a radiator.

Inner Hall

Giving access to:

Bedroom One

11'1" x 9'0" (3.38 x 2.75)

Window to the rear access, built in wardrobes, over head cupboards and a radiator.

Shower Room

A plumbed shower unit within an independent corner enclosure, wash hand basin within a vanity unit and a low level wc. Tiled walls and a radiator.

Bedroom Two

9'5" x 9'0" (2.88 x 2.75)

Accessible via double doors from the lounge and currently used as a further sitting room, there is a radiator and French doors giving access to;

Conservatory

9'4" x 8'6" (2.85 x 2.60)

With laminate flooring and having access to the rear garden.

Gardens

To the front of the property is an enclosed garden laid to brick block paving and to the rear an enclosed garden laid to lawn with a seating area having artificial lawn

Garage

Brick built, having an up and over vehicular door, electricity supply and being accessible via a brick block side driveway

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.

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, 02

Broadband - Basic 10 Mbps Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

Planning - Planning applications have been made down Astral Way none of which are at this property or adjacent homes

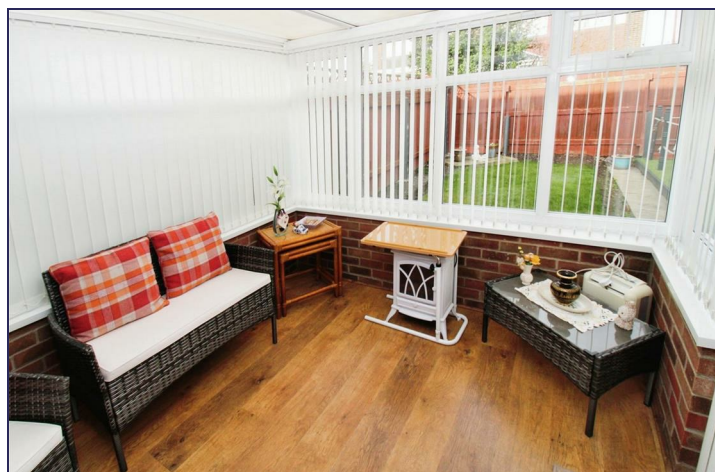
to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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.

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



Road Map



Hybrid Map



Terrain Map



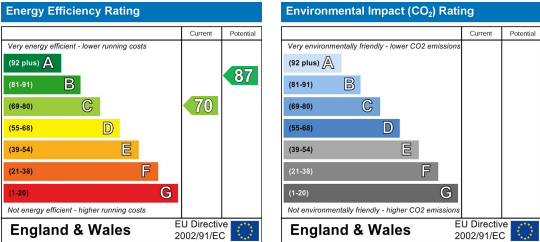
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

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.