Whitakers
Estate Agents

23 Hemble Way, Hull, HU7 3ET

Guide price £140,000

*** GUIDE PRICE £140,000 - £150,000 ***

ATTENTION FIRST TIME BUYERS NO CHAIN

SITUATED JUST YARDS FROM ALL OF THE FABULOUS SHOPPING AND LEISURE AMENITIES THAT KINGSWOOD HAS TO OFFER, THIS MODERN STYLE TWO BEDROOM SEMI DETACHED HOUSE IS AN IDEAL OPPORTUNITY TO GAIN A FOOTHOLD ON THE PROPERTY LADDER.
THE ACCOMMODATION COMPRISES ENTRANCE HALL, LOUNGE, FITTED DINING KITCHEN WITH APPLIANCES, TWO FIRST FLOOR BEDROOMS AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.
SET WITHIN PLEASANT GARDENS AND A SIDE DRIVEAWAY THAT CAN ACCOMMODATE OFF STREET PARKING FOR TWO VEHICLES AND PROVIDES ACCESS TO A BRICK BUILT GARAGE, APPOINTMENTS TO VIEW ARE ENCOURAGED.

Entrance Hall
Staircase off and a radiator.

Lounge 13'5" x 12'5" (4.10 x 3.80)

Angled bay window to the front aspect, laminate flooring, feature fire surround and a radiator.

Fitted Dining Kitchen 8'6" x 12'5" (2.60 x 3.80)

Fitted floor and wall units with contrasting preparation surfaces having an inset one and a half bowl sink unit with mixer tap. Window to the rear aspect, laminate flooring, plumbing for an automatic washing machine, partially tiled walls, a radiator and integrated appliances include an electric oven, four ring gas hob and an extractor canopy.

Bedroom One 11'11" x 9'2" (3.65 x 2.80)

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

Bedroom Two 9'10" x 6'4" (3.00 x 1.95)

Window to the rear aspect and a radiator.

Bathroom

A suite to comprise panelled bath, wash hand basin and a low level wc unit. Half tiled walls, a radiator, extractor fan and there is an electric shower unit over the bath.

Gardens

To the front of the property is a small garden laid to decorative aggregates and to the rear a garden of good proportion laid to lawn and decorative aggregates.

Brick Built Garage

Accessible via a side driveway with up and over vehicular door and a side personnel door.

Tenure
This property is freehold

Council Tax
Hull City Council - band A

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.

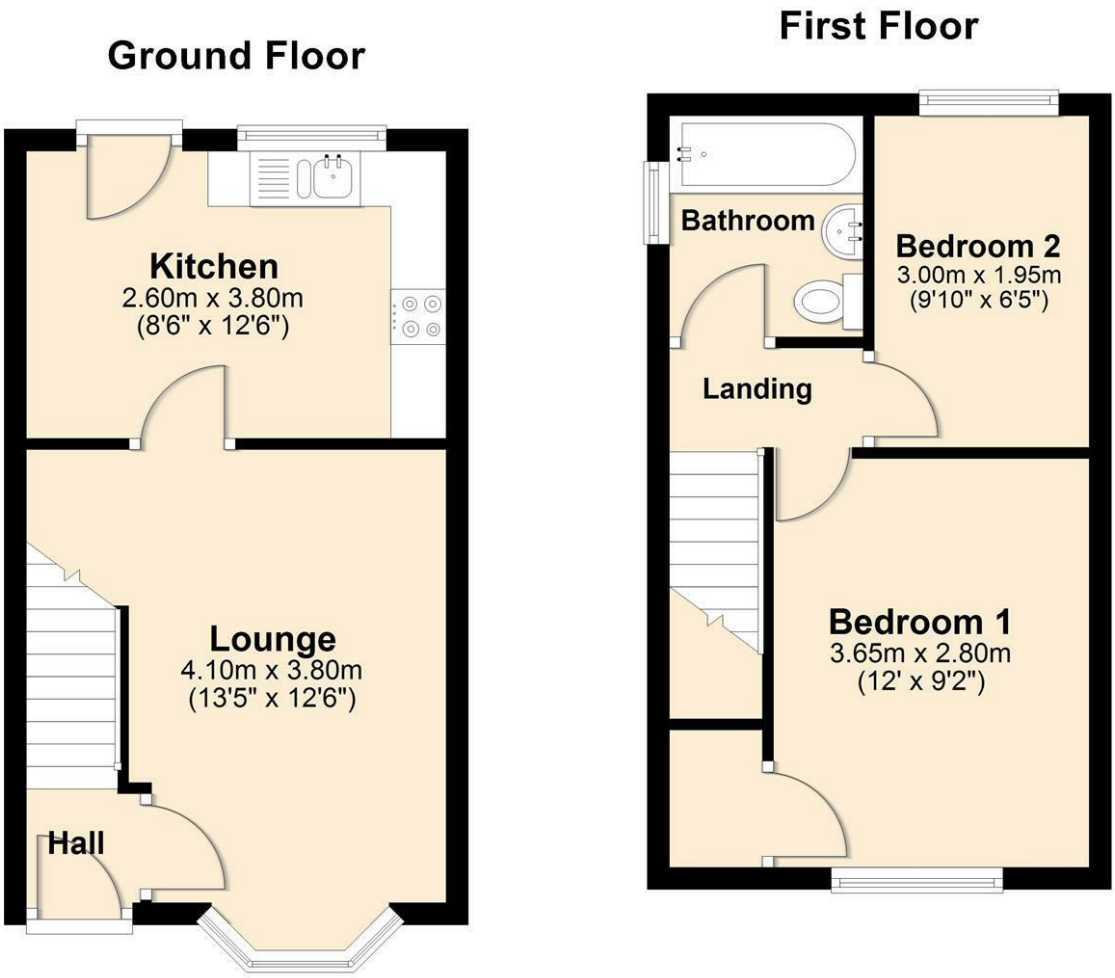
Whitakers Estate Agent Declaration:

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.

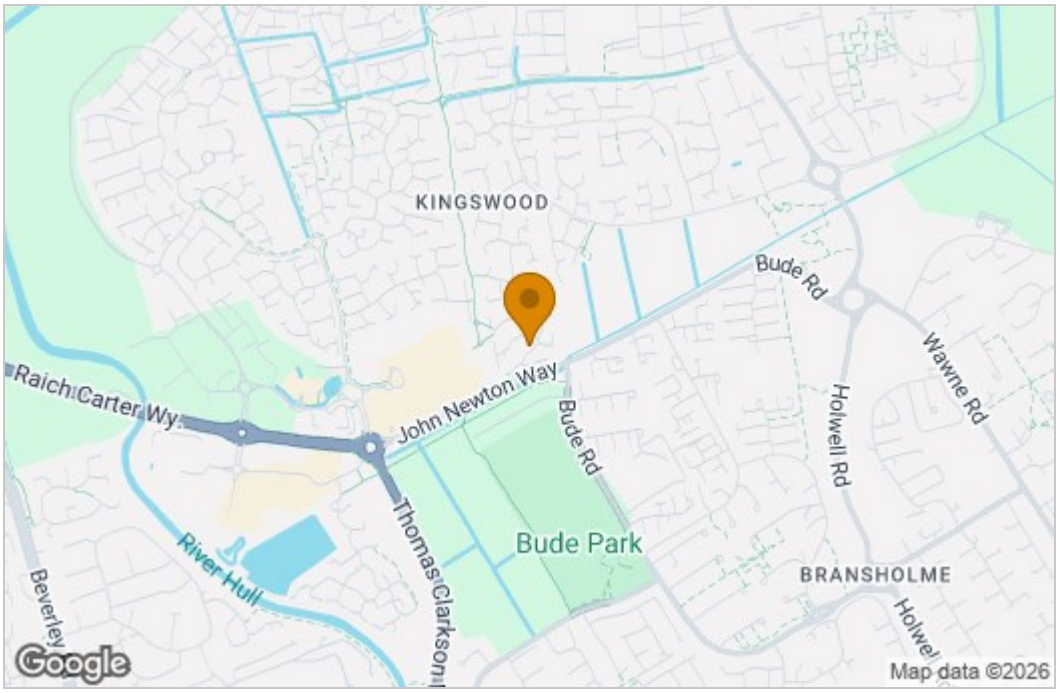
Material Information:

Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage/Signal - EE, Vodafone, Three and O2
Broadband - Basic 7 Mbps Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

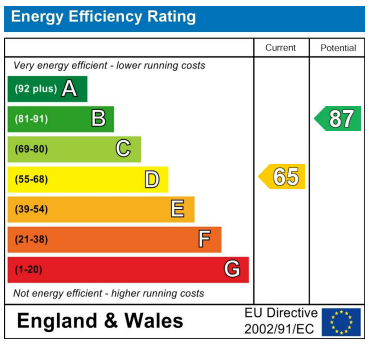
Floor Plan

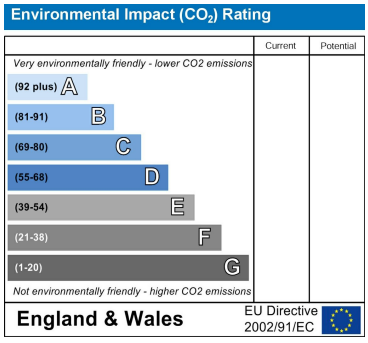


Area Map



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.

86 Church Street, Sutton On Hull, HU7 4TD
Tel: 01482 877177 Email: sutton@whitakers.co.uk https://www.whitakers.co.uk