

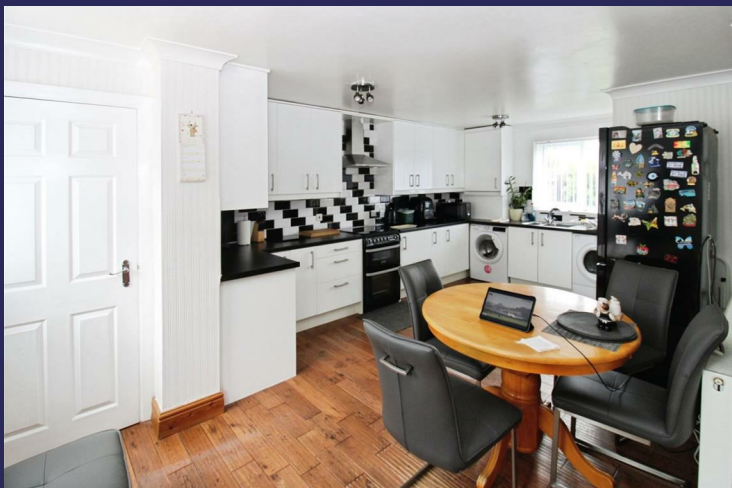
# Whitakers

Estate Agents



37 Cleeve Drive, Bransholme  
, HU7 4HR

£130,000



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, HU7 4HR

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## Entrance Hall

With attractive timber flooring and useful under stairs storage cupboard.

## Cloak Room

Having a dual flush low level wc, wash handbasin , a radiator and tiled floor and walls.

## Fitted Dining Kitchen / Day Room

The timber flooring continues and there is a good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel one and a half bowl sink unit with mixer tap. Windows to the front and rear aspects allowing plenty of natural light, built in storage cupboard, plumbing for an automatic washing machine, partially tiled walls and staircase off.

## Lounge

Window to the rear aspect and a radiator.

## Bedroom One

Window to the rear aspect, a range of fitted wardrobes and drawers and a radiator.

## Bedroom Two

Window to the rear aspect, a radiator and two built in storage cupboards

## Bedroom Three

Window to the rear aspect and a radiator.

## Bathroom

A contemporary suite in white to comprise panelled bath, wash hand basin and dual flush low level wc within a vanity unit, tiled walls , spotlights to the ceiling, a chrome heated towel rail and there is an electric shower unit within an independent enclosure

## Gardens

There are gardens of good proportion to the front and rear of the property which are enclosed and laid mainly to lawn with a paved patio area to the rear.

## Garage

Accessible to the front of the property having an up and over vehicular door and a personnel door to the front garden.

## Council Tax

Hull City Council - band A

## 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.

Tel: 01482 877177

### 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 - Initially non standard construction, modified by the current owner

Conservation Area -No

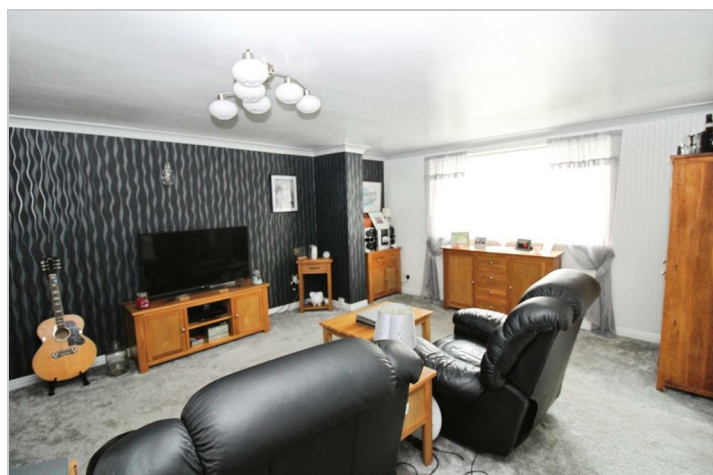
Flood Risk -Very Low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion -No

Coalfield or Mining Area -No  
Planning -No



Road Map



Hybrid Map



Terrain Map



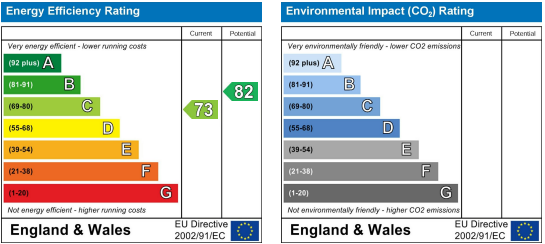
Floor Plan



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.