

Whitakers

Estate Agents



7 Willowdale

, Hull, HU7 6DN

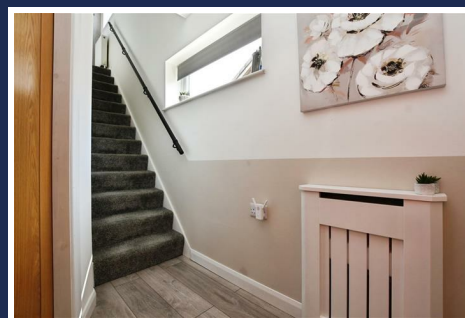
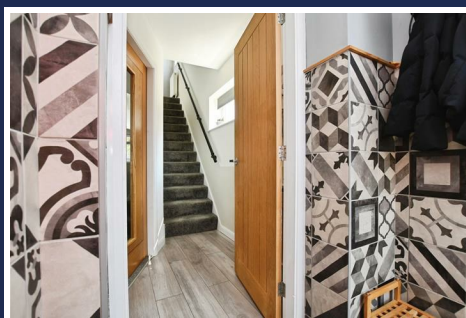
Asking Price £163,500



7 Willowdale

, Hull, HU7 6DN

Asking Price £163,500



The Property Comprises

Entrance Porch

Leading through a composite door, laminate flooring, partially tiled walls, leading through to the;

Entrance Hall

Laminate flooring, uPVC window to the side aspect and radiator.

Lounge

15'10" x 11'6" (4.84 x 3.53)

uPVC bay window to the front aspect, carpet flooring, radiator leading into the;

Kitchen Dining

8'0" x 14'6" (2.45 x 4.44)

Immaculate fitted kitchen with a range of wall, drawer and base units, with built in gas hob, electric oven, extractor hood, under counter fridge and freezer, plumbing for an automatic washing machine, composite sink with laminate flooring. Storage cupboard, space for a dining table, uPVC window to the rear aspect, uPVC door leading through to the generous sized rear garden;

First Floor Landing

Upvc double glazed window to the side aspect, carpet and radiator.

Bedroom One

14'2" x 8'3" (4.33 x 2.53)

Upvc double glazed window to the front aspect, radiator, loft access, carpeted flooring.

Bedroom Two

10'11" x 8'2" (3.35 x 2.50)

uPVC double glazed window to the rear aspect, radiator, carpeted flooring.

Bedroom Three

9'8" x 5'10" (2.95 x 1.79)

Upvc double glazed window to the front aspect, radiator, storage cupboard, carpeted flooring.

Bathroom

Upvc double glazed window to the rear aspect, heated towel radiator, fitted with a three piece suite comprising panelled bath, plumbed shower fitted over the bath, tiled floors and walls, vinyl flooring.

Outside

To the front of the property there is a well presented gravelled garden and side driveway with paved walkway with brick wall and fence surround. The rear of the property there is a generous garden, laid to lawn, with paved patio, elevated decking area to enjoy the sun. Two sheds providing storage, wooden fencing to the perimeter providing privacy.

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.

Tel: 01482 877177

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/Tile

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage/Signal - EE Vodafone Three O2

Broadband - Basic 11 Mbps - Ultrafast 1000 Mbps

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.



Road Map



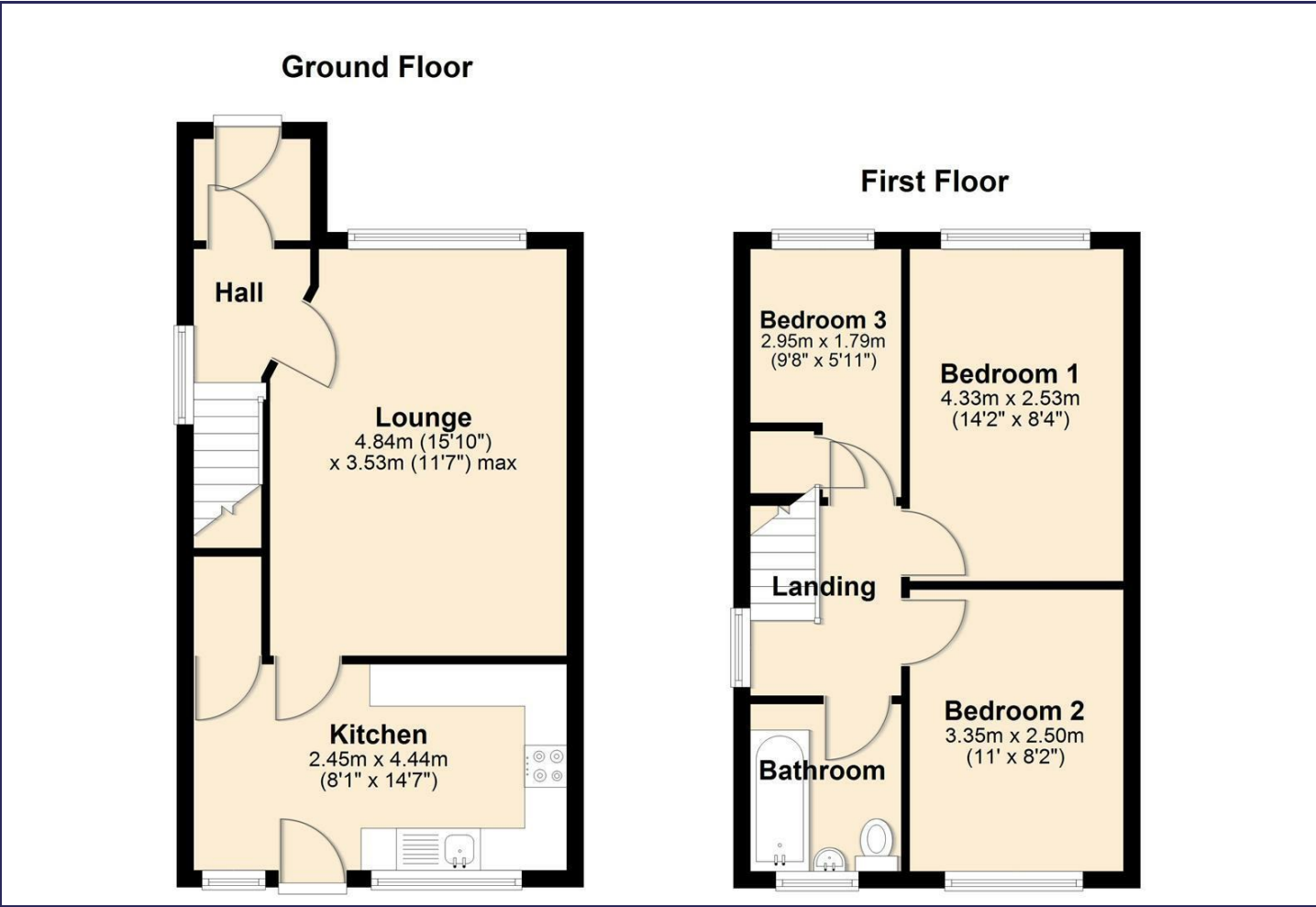
Hybrid Map



Terrain Map



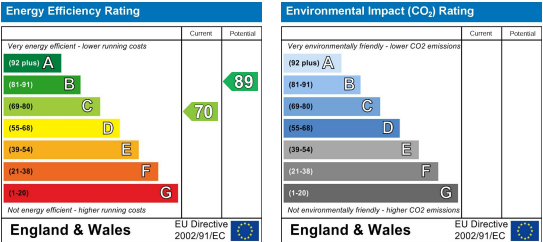
Floor Plan



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.