

Whitakers

Estate Agents



12 Viola Close

Kingswood, Hull, HU7 3FU

Offers Over £145,000



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Entrance

Via a glazed composite door

Hall

The hall has the stairs to the 1st floor, and radiator.

Open Plan Kitchen & Living

22'1" x 12'1" (6.74 x 3.70)

Beautifully presented with modern décor, the kitchen has a range of base and wall units with contrasting work surfaces, brick effect tile splashbacks, sink/drainage with mixer tap, a built in electric oven with four ring gas hob and extractor, space for a fridge freezer, plumbing for an automatic washing machine and space for a dryer, wood effect flooring, useful storage cupboard and uPVC double glazed window to the front aspect.

The living area has modern décor, and uPVC double glazed French doors opening to the rear garden, a radiator and wood effect flooring.

Cloakroom/Wc

With low level wc and corner pedestal wash hand basin with mixer tap, radiator and wood effect flooring.

Stairs to the 1st floor landing

With loft access.

Bedroom One

12'2" x 8'5" (3.71 x 2.59)

The spacious bedroom has a range of modern fitted wardrobe's offering ample storage, carpet flooring, modern décor and a uPVC double glazed window to the rear aspect.

Bedroom Two

12'2" x 8'7" (3.71 x 2.64)

The second bedroom has a uPVC double glazed window to the front aspect, useful storage cupboard, neutral décor and carpet flooring.

Bathroom

6'3" x 4'4" (1.91 x 1.33)

The bathroom has a white suite comprising of a panel bath with mixer tap shower, low level wc and pedestal wash hand basin, partial tiled walls and radiator.

Gardens

To the front of the house there is off road parking. To the rear of the property there is a generous lawn garden with raised deck for seating, a timber storage shed and a patio for seating, the garden has high level timber fence boundaries.

Disclaimer

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Agents Notes

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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.

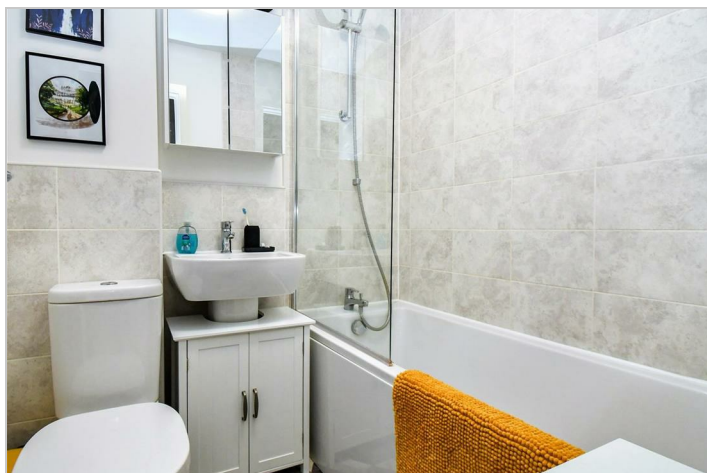
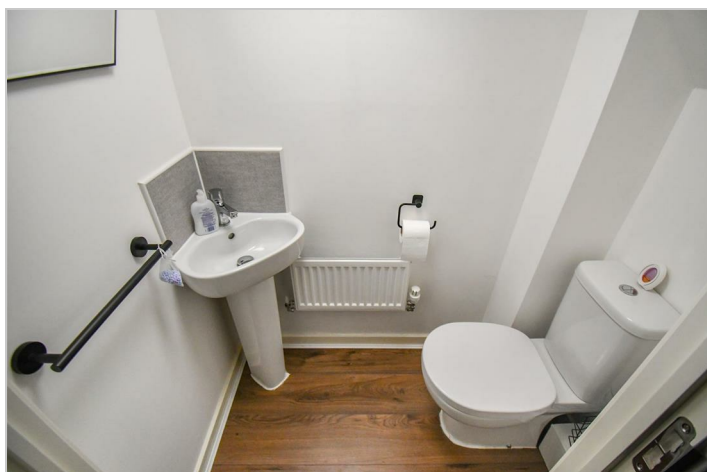
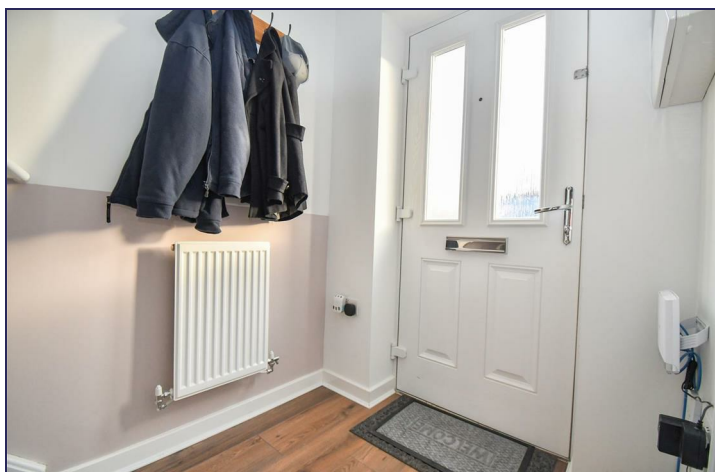
Council Tax

Band B

The local authority is Hull City Council

Tenure

The property is freehold.



Road Map



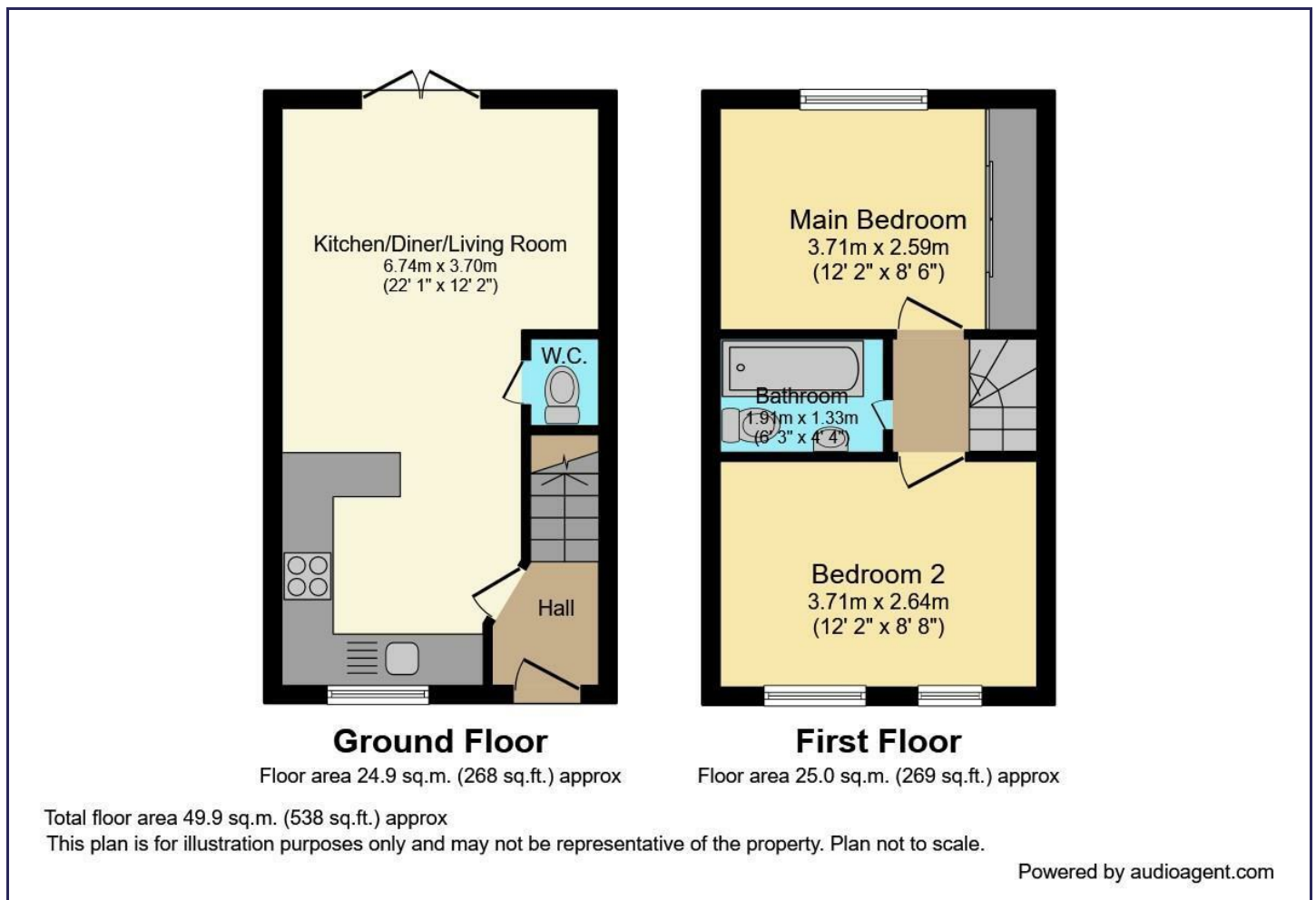
Hybrid Map



Terrain Map



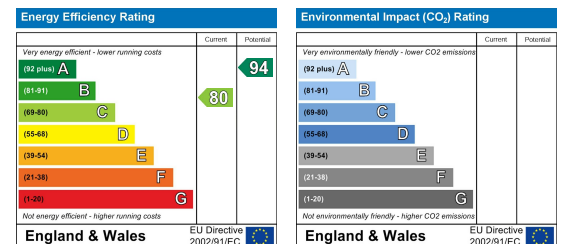
Floor Plan



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



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