

# Whitakers

Estate Agents



56 Church Street

Sutton-On-Hull, Hull, HU7 4TA

Offers Over £180,000

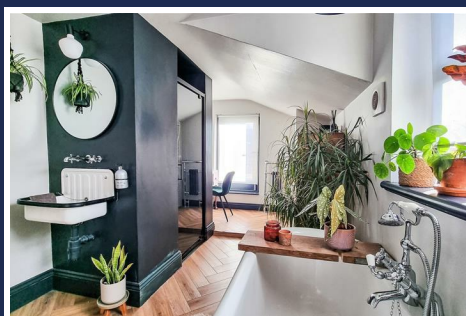




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## Offers Over £180,000



### Entrance Hall

Entrance door, gas central heating radiator, dado rail, coved ceiling, staircase to the landing and tiled flooring.

### Lounge

11'10" x 11'8" maximum (3.61m x 3.57m maximum )  
Double glazed sash window, gas central heating radiator, polished floor boards, coved ceiling with a ceiling rose. Open plan to:

### Dining Room

12'0" x 11'9" maximum (3.68m x 3.60m maximum )  
Double glazed entrance door, gas central heating radiator, feature fireplace with an open grate, polished floorboards, under stairs storage cupboard and a coved ceiling.

### Breakfast Kitchen

27'6" x 7'9" maximum (8.40m x 2.38m maximum )  
Two double glazed windows and rear entrance door, two gas central heating radiators, fitted with a range of units and worktops, single drainer sink unit, plumbing for an automatic washing machine, split level oven and hob, polished floorboards.

### Landing

Coved ceiling, dado rail, storage cupboard and enclosed staircase to the landing off.

### Front bedroom

11'9" x 8'10" maximum (3.60m x 2.70m maximum )  
Double glazed sash window, gas central heating radiator, large storage cupboard and a coved ceiling.

### Back bedroom

11'9" x 8'10" maximum (3.60m x 2.70m maximum )  
Double glazed sash window, gas central heating radiator, large storage cupboard and a coved ceiling.

### Bathroom

16'2" x 7'10" maximum (4.95m x 2.40m maximum )  
Double glazed window, towel rail gas central heating radiator, fitted with a four piece suite comprising; roll edge free standing bath with clawed feet and a mixer shower head, shower cubicle. pedestal wash basin and a low flush WC. Storage cupboard housing the gas central heating boiler, and a double glazed door leading to the sun terrace.

### Loft Space used as bedroom

14'4" x 11'8" maximum (4.38m x 3.57m maximum )  
Four Velux type windows and eaves storage.

### Gardens

The property is located opposite the church and the front of the property abuts the street. At the rear of the property there is a south facing lawned garden with boundary fencing and walls, a paved patio and staircase leading to the sun terrace.

### Tenure

The property is held under Freehold tenureship.

### Council Tax Band

Band - B  
Local Authority - Kingston-upon-Hull

### EPC Rating

EPC Rating - D

### 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

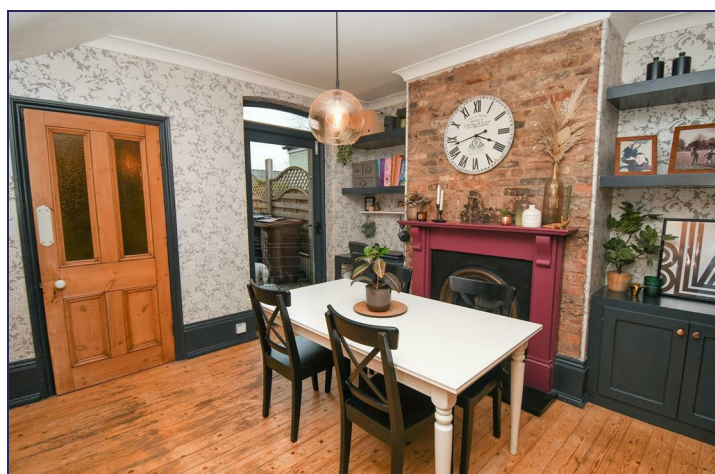
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

### 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.





Road Map



Hybrid Map



Terrain Map



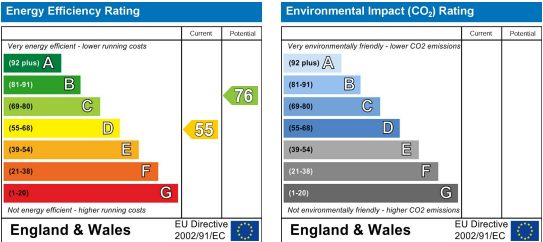
Floor Plan



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.