Whitakers
Estate Agents









8 The Gardens Tweendykes Road, Hull, HU7 4FQ

Asking Price £330,000

A VERY RARELY AVAILABLE OPPORTUNITY .

A MODERN STYLE DETACHED PROPERTY ENJOYING A POSITION IN THIS SELECT CUL-DE -SAC ON THE CUSP OF SUTTON VILLAGE AND ALL OF THE EXCELLENT AMENITIES THAT IT HAS TO OFFER.
THE ACCOMMODATION BRIEFLY COMPRISES RECEPTION HALL, CLOAK ROOM, LOUNGE THROUGH TO A DINING ROOM, FITTED KITCHEN, FOUR FIRST FLOOR BEDROOMS WITH THE MASTER HAVING EN SUITE FACILITIES AND THERE IS A FAMILY BATHROOM. WITH GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY IS SET WITHIN A PLOT OF PLEASANT GARDENS TO THE FRONT AND REAR AND HAS A PRIVATE DRIVEWAY TO A BRICK BUILT DOUBLE GARAGE.
WITH EXCELLENT EDUCATIONAL CHOICES AVAILABLE, THE PROPERTY REPRESENTS A FABULOUS OPPORTUNITY FOR THE GROWING FAMILY UNIT AND EARLY APPOINTMENTS TO VIEW ARE ENCOURAGED IN ORDER TO AVOID DISAPPOINTMENT

Reception Hall



With staircase off, useful under stairs storage cupboard and a radiator.

Cloak Room



A low level wc and wash hand basin. Window to the side aspect , partially tiled walls and a radiator.

Lounge 19'2" x 10'11" (5.85 x 3.35)





Window to the front aspect, feature marble effect fire surround incorporating inset coal effect gas fire, two radiators and there are patio doors to the rear aspect, allowing plenty of natural light and access to the rear garden. A feature archway leads to:

Dining Room 11'5" x 8'0" (3.50 x 2.45)



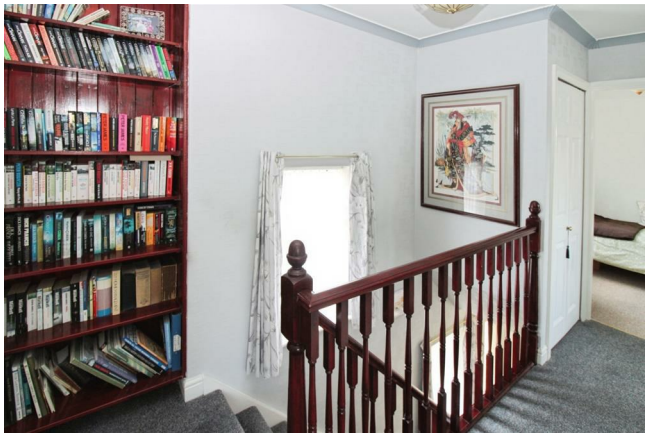
Fitted Kitchen 11'5" x 8'0" (3.50 x 2.45)





A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with monobloc tap and there is a matching breakfast bar. Window to two aspects, again allowing plenty of natural light, partially tiled walls, plumbing for an automatic washing matching and integrated appliances inlude

First Floor Landing



Built in storage cupboard and access to:

Bedroom One 11'3" x 11'5" (3.45 x 3.50)



Window to the rear aspect, fitted wardrobes, dressing table unit and drawers and a radiator.

En Suite



A plumbed shower unit within an independent corner enclosure, a wash hand basin within a vanity unit and a low level wc. Tiled walls, spotlights to the ceiling and a heated towel rail.

Bedroom Two 10'4" x 9'11" (3.15 x 3.03)



Window to the rear aspect, fitted wardrobes with mirror fronted sliding doors and a radiator.

Bedroom Three 7'10" x 7'1" (2.40 x 2.18)



Window to the front aspect, fitted wardrobes and overhead cupboards, dressing table unit and drawers and there is a radiator.

Bedroom Four 8'0" x 7'10" (2.45 x 2.40)



Window to the front aspect and a radiator.

Bathroom



A white suite to comprise panelled bath and a wash hand basin and low level wc within a vanity unit. Tiled walls, a shaver socket and a chrome heated towel rail.

Gardens



To the front of the property is an open plan garden laid to lawn and to the rear an enclosed garden laid to lawn with a paved patio area.

Double Garage

Brick built with access via a block paved driveway and having two roller shutter vehicular doors, a side personnel door and electricity supply.

Council Tax

Hull City Council - band E

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.

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 under a tiled roof
Conservation Area - No
Flood Risk -Very low
Mobile Coverage/Signal -EE, Vodafone, Three and O2
Broadband - Ultrafast 10000 Mpbs
Coastal Erosion -No
Coalfield or Mining Area -No
Planning -No

Offering on a property

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Whitakers Estate Agent Declaration:

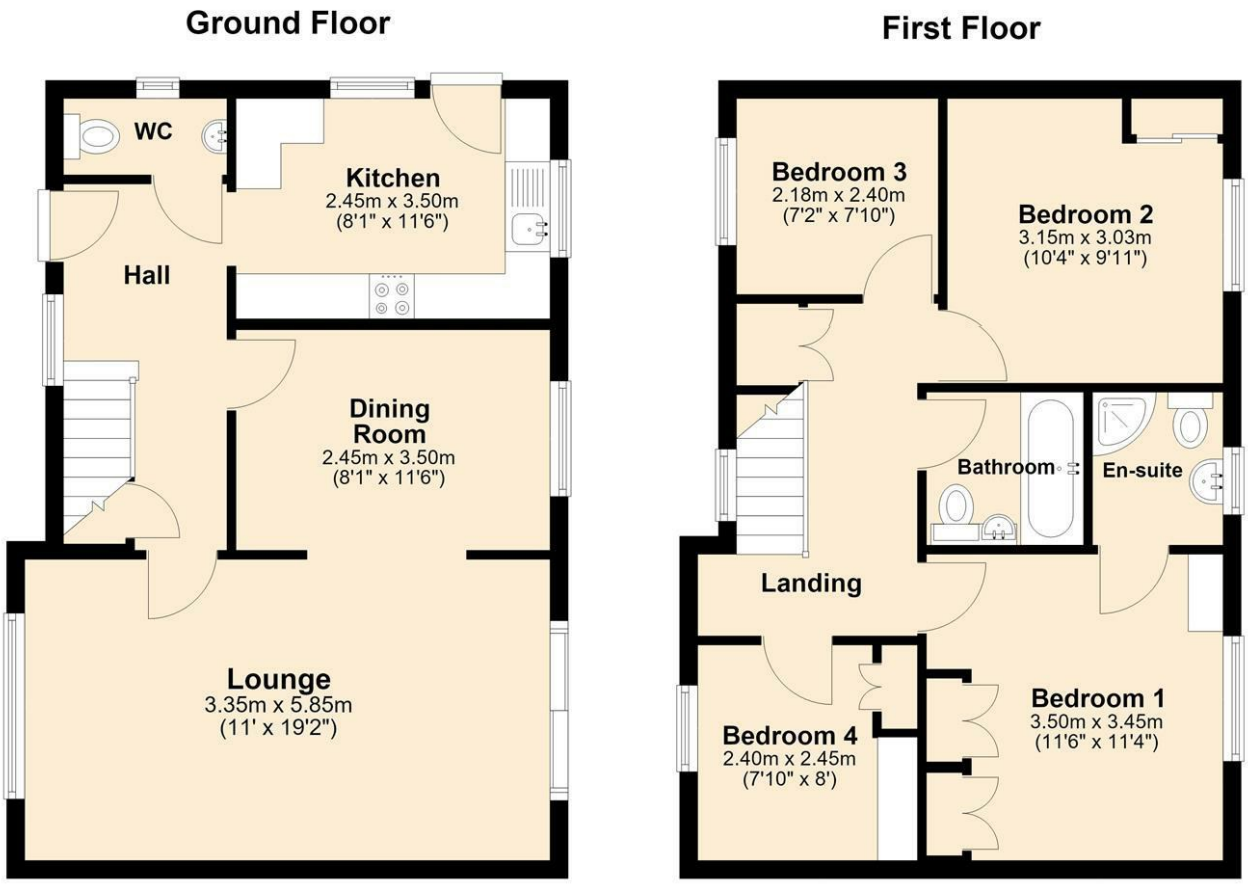
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

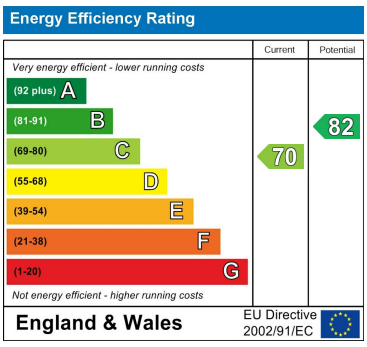
Floor Plan

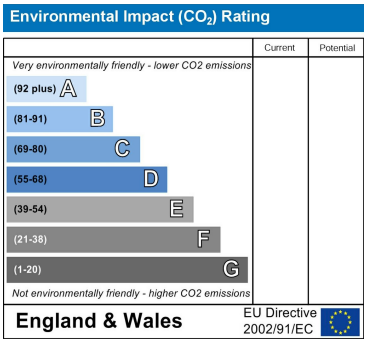


Area Map



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.

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