

# Whitakers

Estate Agents



## 50 Evergreen Drive, Hull, HU6 7YD

**Offers In The Region Of £150,000**

This lovely 2 bedroom semi-detached TRUE bungalow is available to purchase with NO ONWARD CHAIN!

Situated in a peaceful location just off Beverley High Road, conveniently positioned for local shops and amenities together with excellent transport links into and around the City as well as being just a short drive to the Historic Market Town of Beverley and to Kingswood Retail Park with its wealth of retail and leisure facilities, the property is well presented throughout and is ideal for those looking to downsize!

Internally the property briefly comprises: entrance hallway, fitted kitchen, spacious lounge, fully tiled shower room, two generously proportioned bedrooms and a modern conservatory.

Having the additional benefit of front and rear gardens, private side driveway and garage together with uPVC glazing and electric central heating powered by fully owned solar panels, early viewing is recommended!

## The Accommodation Comprises

### Entrance Hallway



uPVC Front door into entrance hallway with wood tiled flooring and central heating radiator. Internal door into....

### Kitchen 8' x 8'10 (2.44m x 2.69m)



Fitted wall and base units with tiled work surfaces and splash backs. 4 ring foldaway gas hob and mid level electric fan double oven. Stainless steel twin bowl corner sink/drain, integrated fridge/freezer and plumbing for automatic washing machine. Wood tiled flooring, solar powered electric radiator and uPVC window to side aspect.

### Lounge 9'8 x 17'2 (2.95m x 5.23m)



With uPVC bow window to front aspect, hardwood flooring, solar powered electric radiator and wall mounted feature electric fire.

### Lobby Area



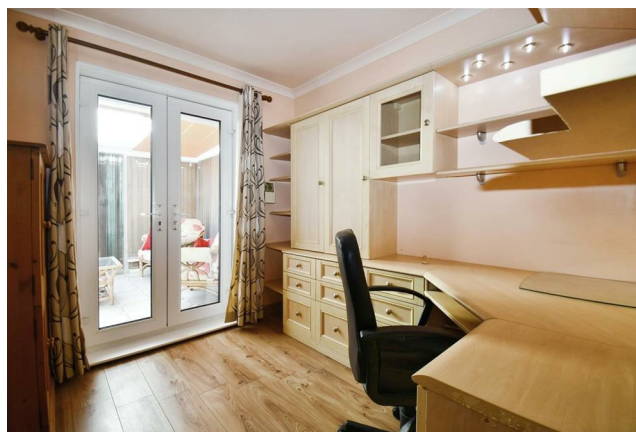
With laminate flooring and loft access hatch giving access to boarded loft space with drop down ladders and electric supply.

### Bedroom One 9'8 x 11'1 (2.95m x 3.38m)



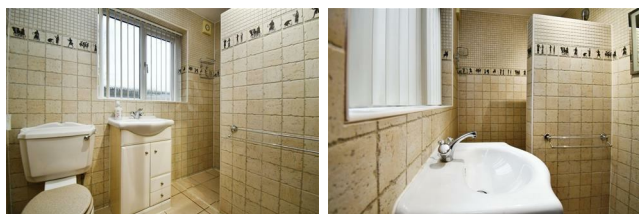
With laminate flooring, solar powered electric radiator, fitted furniture and uPVC patio doors into conservatory.

### Bedroom Two 8' x 9' (2.44m x 2.74m)



Currently configured as a home office with laminate flooring, solar powered electric radiator, fitted furniture and uPVC French doors into conservatory.

### Bathroom 4'9 x 7'9 (1.45m x 2.36m)



Modern shower room comprising walk in shower with mains shower over, low flush wc and vanity sink unit. Tiled flooring and walls, , electric wall heater, extractor fan and uPVC window to side aspect.

### Conservatory 17'3 x 10'4 (5.26m x 3.15m)



Spacious rear conservatory with Air Conditioning unit, solar powered electric radiator, tiled flooring and uPVC Patio doors to rear garden.

### Outside



To the front of the property is a lawned garden with mature borders featuring an array of mature plants, trees and shrubs whilst the block paved driveway gives off road parking and leads to double gates behind which the driveway extends to the single garage and provides further parking. Side gate access leads to the low maintenance paved rear garden with raised borders and perimeter fencing.

### Garage

The single garage located at the foot of the block paved driveway features an up and over door and electric supply together with window into rear garden.

### Tenure

The property is Freehold

### Council Tax

Council Tax band B

Kingston upon Hull City Council

### EPC

EPC Rating E

### 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/Tile

Conservation Area - No

Flood Risk - Medium

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

Broadband - Basic 5 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

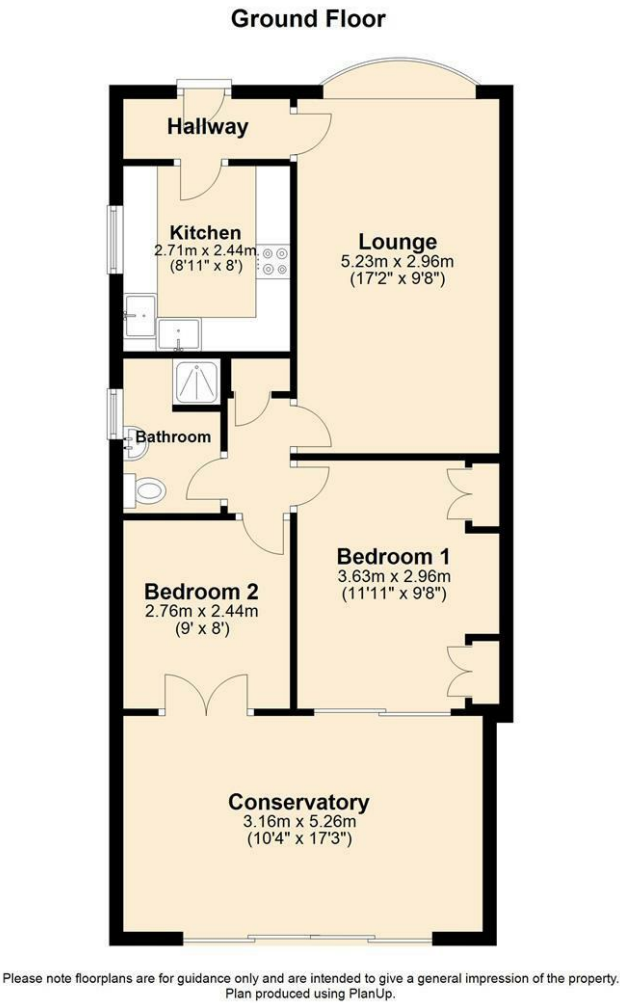
Coalfield or Mining Area - No

Planning - No

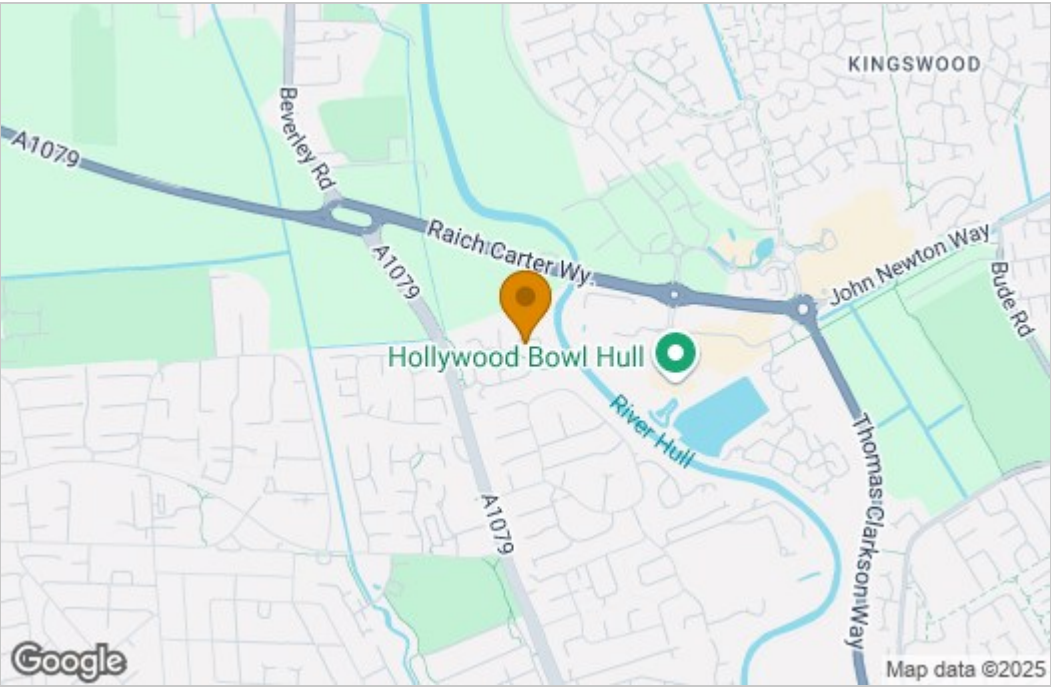
### Whitakers Estate Agent Declaration:

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.

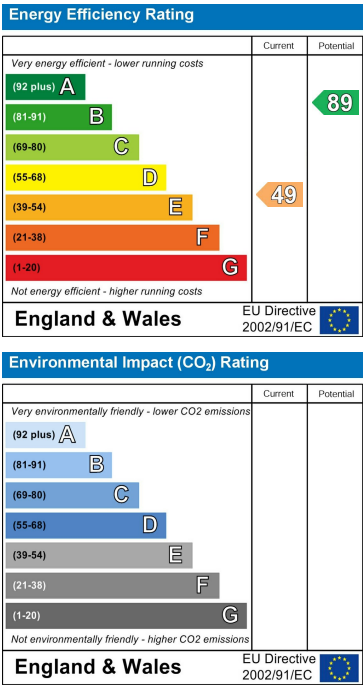
Floor Plan



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.