

# Whitakers

Estate Agents



## 5 Kilton Court

Howdale Road, Hull, HU8 9FE

Offers In The Region Of £115,000



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## Description

Ideal 'downsizer' or 1st time buy!

Chain free, a great opportunity, this two bed mid terrace house is situated in the ever sought after Howdale Road residential area, within walking distance to Sutton village!

With allocated parking, the house has a private rear garden!

Briefly- Lounge/kitchen/dining and to the 1st floor, two bedrooms and the family bathroom!

Be Quick!

## Entrance

Via a glazed door

## Lounge

11'9" x 15'8" (3.59 x 4.78)

With the stairs to the 1st floor, electric heater and uPVC double glazed window

## Kitchen

9'0" x 11'8" (2.75 x 3.58)

With a range of base and wall units with contrasting work surfaces, a built-in electric oven with four ring hob with extractor, electric heater and French doors and uPVC double glazed window to the rear aspect.

## Stairs to the 1st floor landing

With loft access, and storage cupboard.

## Bedroom One

7'4" x 11'9" (2.25 x 3.60)

With a uPVC double glazed window and electric heater

## Bedroom Two

4'6" x 8'8" (1.38 x 2.66)

With electric heater and uPVC double glazed window.

## Bathroom

With panel bath with electric shower, a low level wc and pedestal wash hand basin, partial tiled walls and storage cupboard

## Outside

To the front of the house there is a low maintenance garden

To the rear of the house there is a generous sunny garden with seating area and high-level timber fence boundaries.

## Disclaimer

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.

## 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.

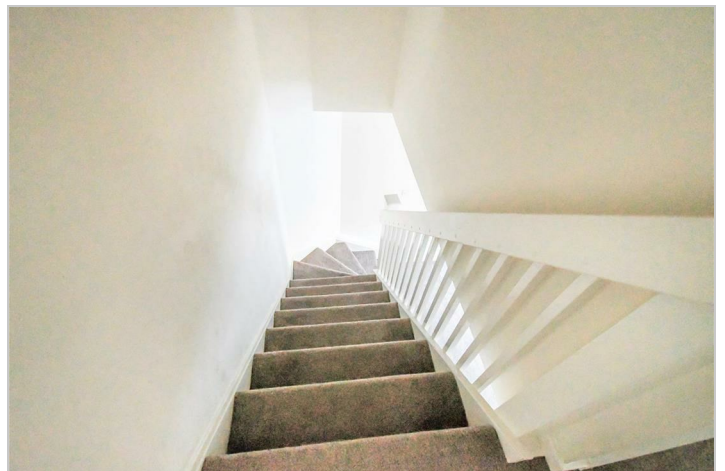
## Valuations

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.

Tenure  
Freehold

Council Tax  
Band A  
The local authority is Hull City Council



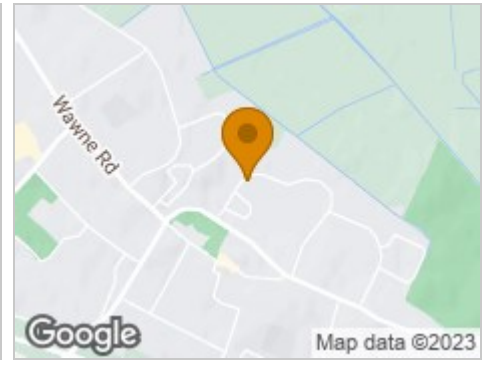
## Road Map



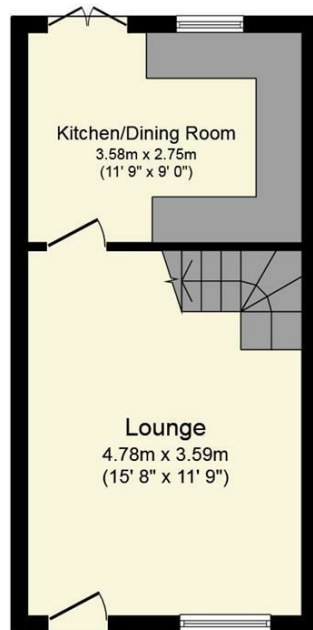
## Hybrid Map



## Terrain Map

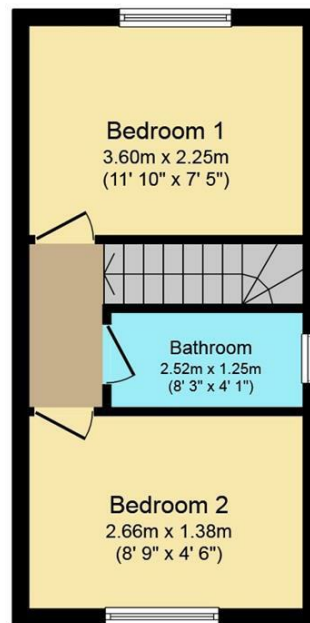


## Floor Plan



### Ground Floor

Floor area 27.4 sq.m. (295 sq.ft.) approx



### First Floor

Floor area 27.4 sq.m. (295 sq.ft.) approx

Total floor area 54.8 sq.m. (590 sq.ft.) approx

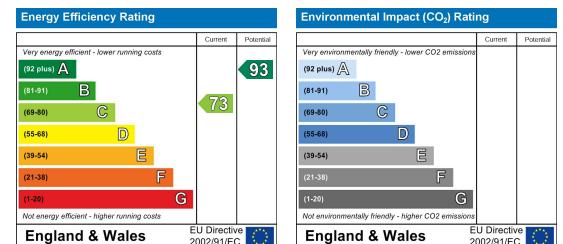
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## 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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