

# Whitakers

Estate Agents



## 15 Truro Close

Sutton-On-Hull, Hull, HU7 4XQ

Guide price £145,000



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The accommodation comprises:

## Entrance Hall

Upvc double glazed window and entrance door, gas central heating radiator, and staircase to the landing off.

## Lounge

14'11" x 11'7" (4.55 x 3.55)

Upvc double glazed bow window, gas central heating radiator and an under stairs storage cupboard.

## Dining Kitchen

15'0" x 7'5" (4.58 x 2.28)

Two Upvc double glazed windows, Upvc double glazed entrance door, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and a single drainer sink unit, plumbing for an automatic washing machine, split level oven and hob and a gas central heating boiler.

## Landing

Upvc double glazed window, airing cupboard housing the hot water cylinder and access to the loft space.

## Bedroom 1

11'8" x 9'10" (3.58 x 3.00)

Upvc double glazed window, gas central heating radiator, fitted wardrobes, coved ceiling and storage cupboard.

## Bedroom 2

11'8" x 7'10" (3.58 x 2.41)

Upvc double glazed window, gas central heating radiator and a coved ceiling.

## Bathroom

Upvc double glazed window, gas central heating radiator, partially tiled and fitted with a three piece suite comprising panelled bath with a mixer shower and shower screen, pedestal wash basin and a low flush WC.

## Gardens

To the front of the property there is a garden and off street parking. A shared drive leads to the garage and the rear garden. At the rear of the property there is an enclosed lawned garden and patio with an open aspect to the rear.

## Garage

Pre cast concrete garage with an up and over door and side personal door.

## Tenure

Freehold

## Council Tax

Hull City Council - band B

## 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.

Tel: 01482 877177

### 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

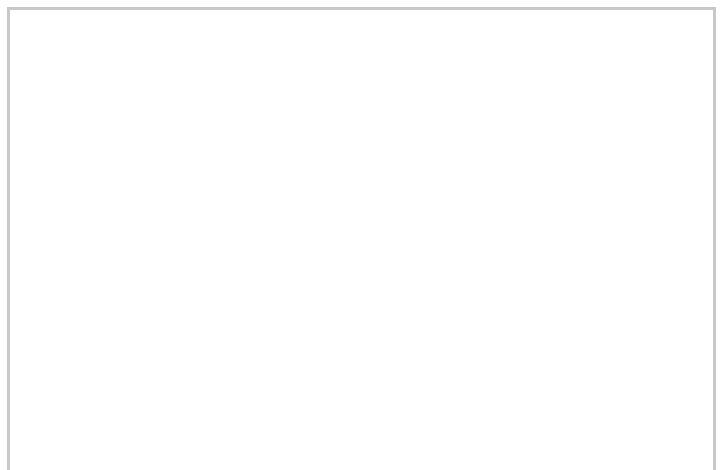
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### Whitakers Estate Agent Declaration:

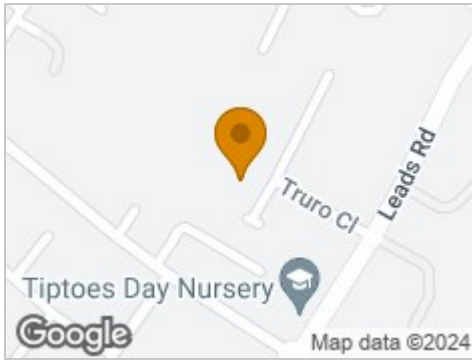
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### Allowance

Subject to terms and conditions - please ask for details



## Road Map



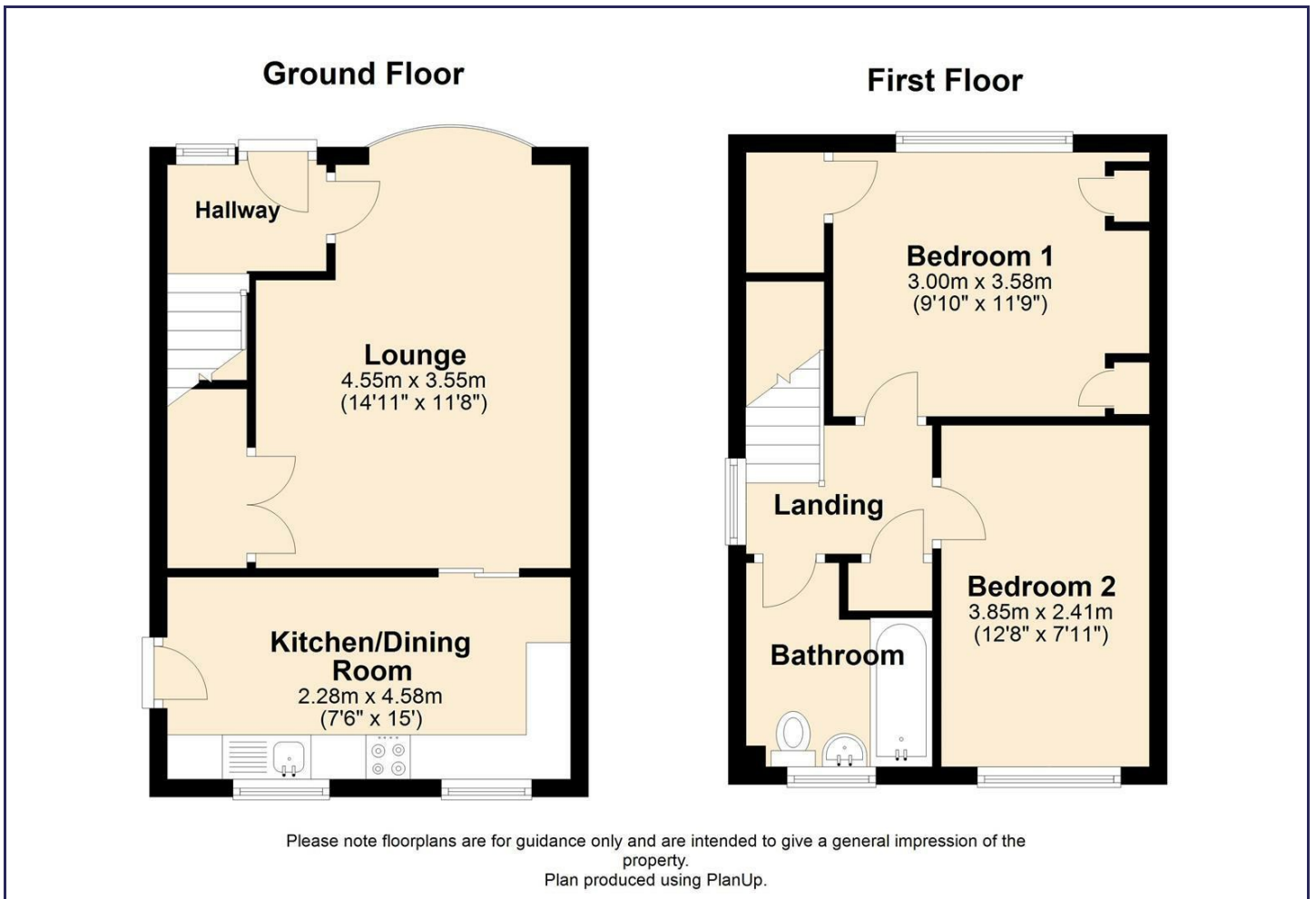
## Hybrid Map



## Terrain Map



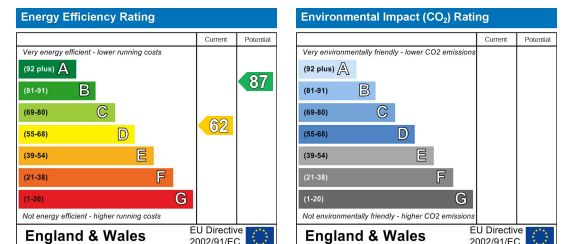
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.