Whitakers
Estate Agents

29 Hampstead Gardens, Hull, HU7 3LB

Offers Over £160,000

This Well Presented 2 bedroom home is available to purchase with NO ONWARD CHAIN!

Having been well looked after by the current owners, the property is presented in true "move-in" condition!

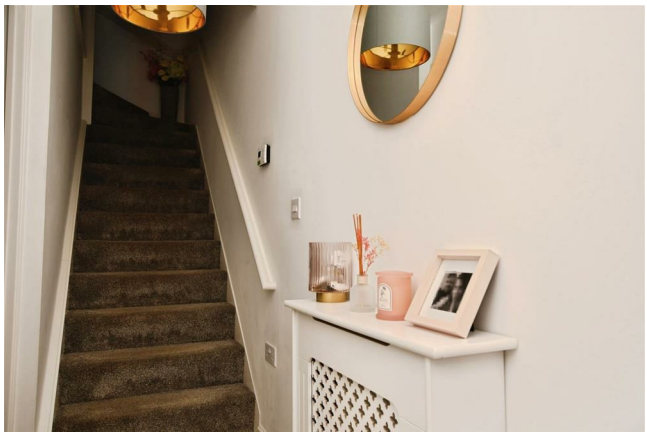
Situated on ever popular Kingswood, close to the retail and leisure facilities at both Kingswood Retail Park and The Village Green, the property is also well positioned for highly regarded local schools as well as excellent transport links around the City.

Neutrally presented throughout, the property briefly comprises; entrance hall, downstairs cloakroom, lounge and kitchen/dining room to the ground floor whilst to the first floor there are 2 bedrooms and a modern bathroom.

Also benefiting from a lovely low maintenance rear garden and allocated parking together with gas central heating and uPVC double glazing throughout, internal viewing is essential to fully appreciate the quality of accommodation on offer!

The Property Comprises

Entrance Hall



Enter through a Composite door, vinyl flooring and radiator.

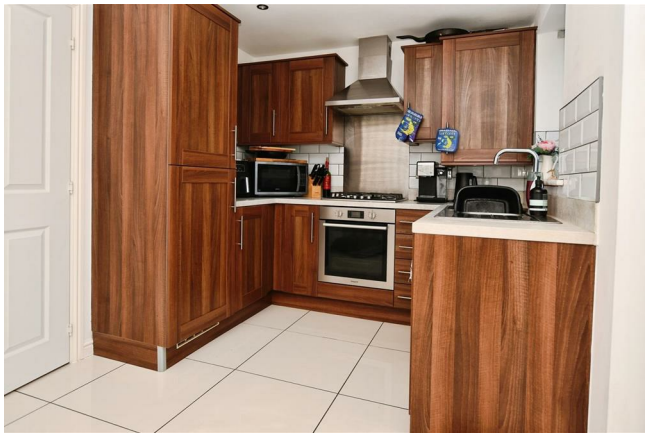
Downstairs WC

uPVC window to the front aspect, hand basin, low level WC, tiled floor and radiator.

Lounge 15'1" x 9'3" (4.62 x 2.83)

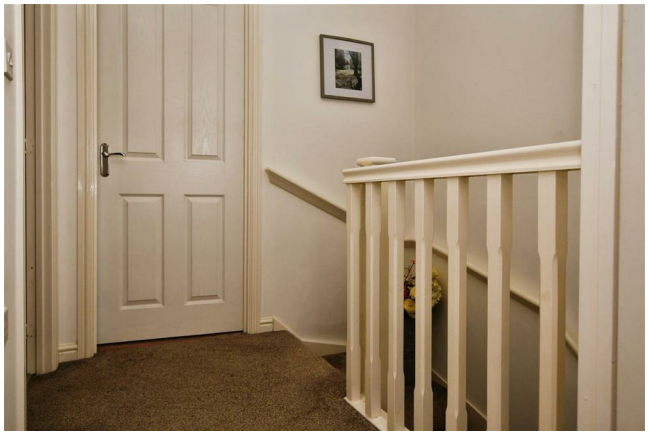
uPVC window to the front aspect, under-stairs cupboard, carpeted flooring and radiator.

Kitchen/Dining Room 12'7" x 8'1" (3.85 x 2.48)



uPVC window/French Doors to the rear aspect, fitted kitchen features a range of fitted wall and base units with contrasting work surfaces and splash back tiles, integrated appliances, fridge/freezer, washing machine and electric oven, 4 ring gas hob, radiator, spotlights to ceiling and tiled floor.

First Floor Landing



Carpeted flooring, hatch giving access to the loft.

Bedroom One 12'9" x 8'5" (3.89 x 2.59)

uPVC window to the aspect, storage cupboard, carpeted flooring and radiator.

Bedroom Two 12'9" x 8'1" (3.89 x 2.47)

uPVC window to the rear aspect, carpeted flooring, radiator and fitted mirrored wardrobes.

Bathroom 6'3" x 5'6" (1.92 x 1.69)

Modern bathroom comprising bath with mains shower over and fitted shower screen, low flush wc and hand wash basin. Partially tiled walls, tiled flooring, central heating radiator and extractor fan.

Outside

To the front of the property there is a paved driveway offering convenient off street parking for 2 cars. To the rear there is a generous sized garden with paved patio, artificial grass lawn and wooden fence surround to the boundary.

Tenure
This Property is Freehold.

Council Tax
Hull City Council
Band B

EPC
EPC Rating 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.

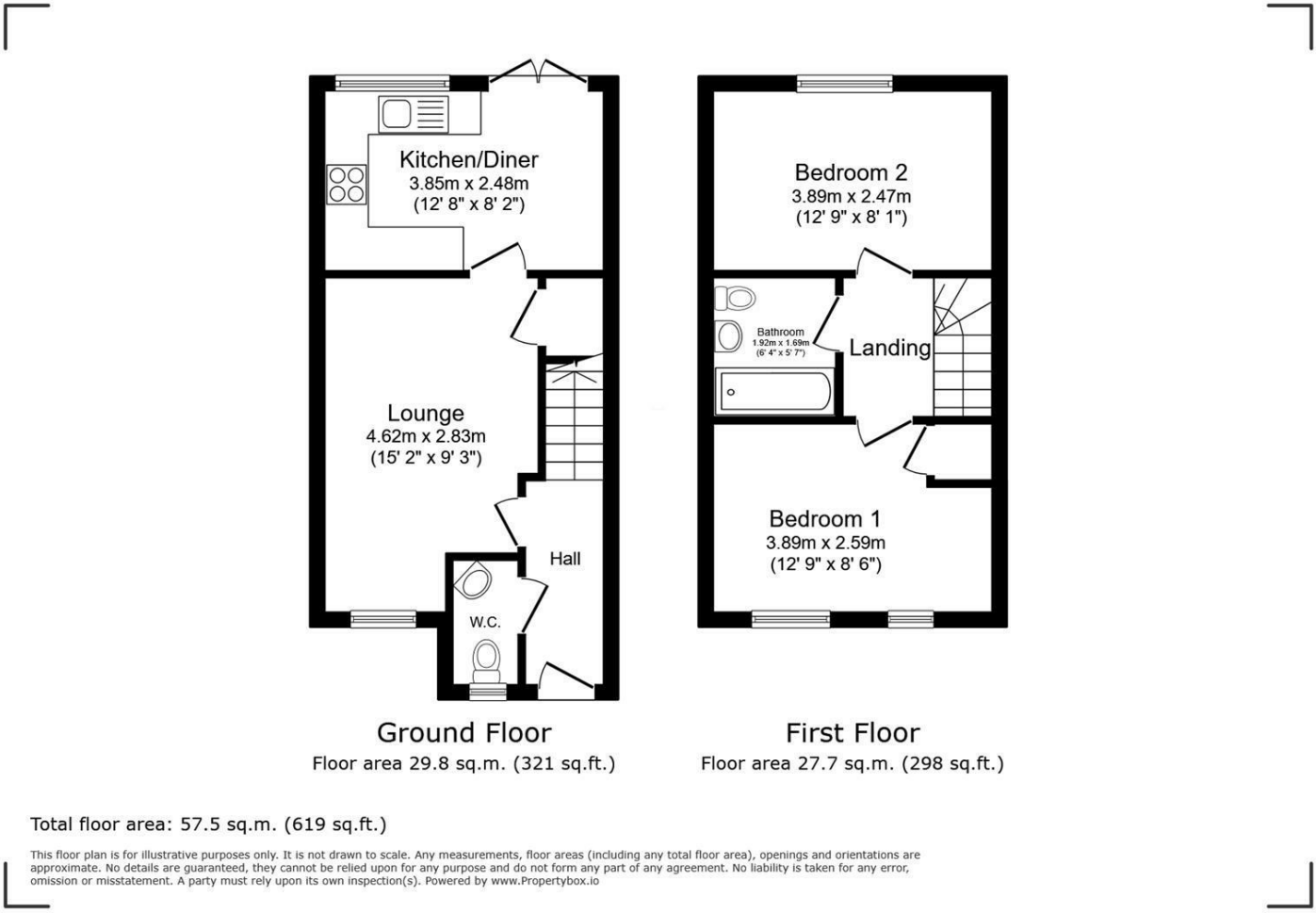
Agents Notes:
Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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 - Very Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - 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

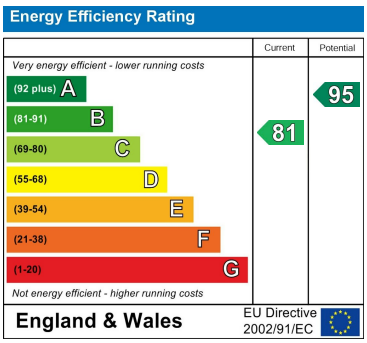


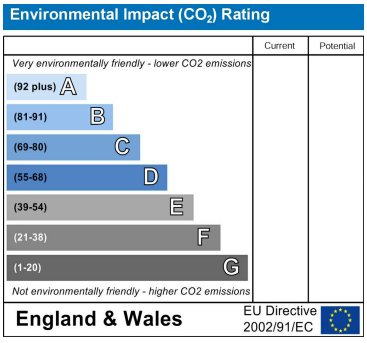
Total floor area: 57.5 sq.m. (619 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map

Energy Efficiency Graph





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