

Whitakers

Estate Agents



20 Dalwood Close, Hull, HU7 4SA

Offers Over £110,000

Perfect for First-Time Buyers or Young Families!

Ideally located close to local shops and schools, this well-presented modern mid-terrace home is ready to move straight into and has everything you need for comfortable family living.

Inside, you'll find an entrance porch leading to a welcoming hallway, a bright and spacious dining kitchen complete with fitted appliances, and a handy rear porch. Upstairs, there are three good-sized bedrooms and a modern bathroom with a separate shower enclosure.

The property benefits from newly fitted gas central heating, double glazing throughout, and sits within attractive gardens, perfect for relaxing or for children to play.

Homes like this don't stay on the market for long, so early viewing is highly recommended!

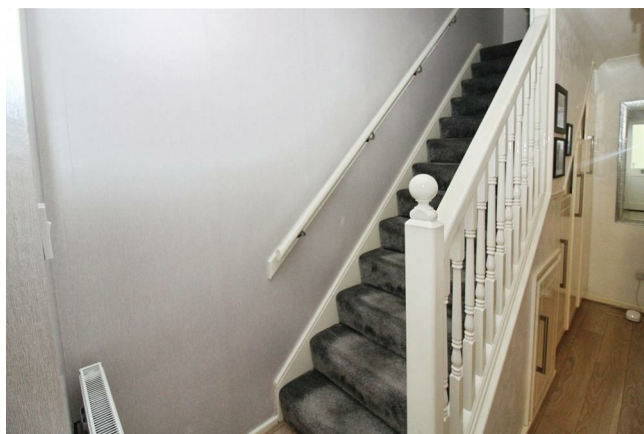
Entrance Porch
With useful storage cupboards.

Cloak Room



Having a low level wc and a wash hand basin.

Reception Hall



Again, with useful storage cupboards, a radiator, attractive laminate flooring and staircase off. Feature archway to;

Fitted Dining Kitchen 18'6" x 9'8" (5.65 x 2.95)



Laminate flooring continues. A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel one and a half bowl sink unit with mixer tap.. Window to the front aspect, partially tiled walls, plumbing for an automatic washing machine, a contemporary tall radiator and integrated appliances include an electric oven, four ring gas hob, a stainless steel over head extractor canopy and a dish washer. Feature archway to:

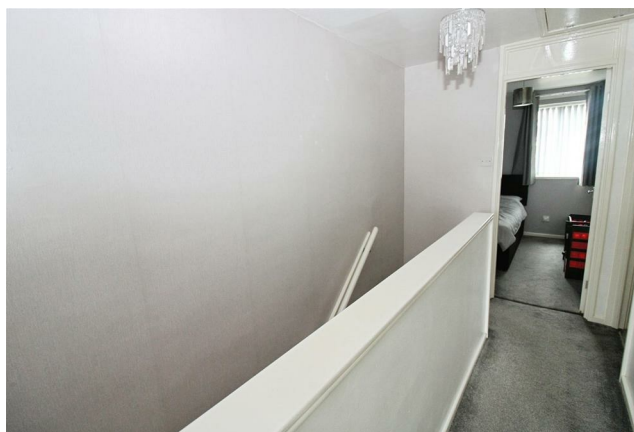
Lounge 10'4" x 15'8" (3.15 x 4.80)



Window to the rear aspect and a radiator.

Rear Storm Porch
Gives access to the rear garden.

First Floor Landing 10'4" x 6'4" (3.16 x 1.95)



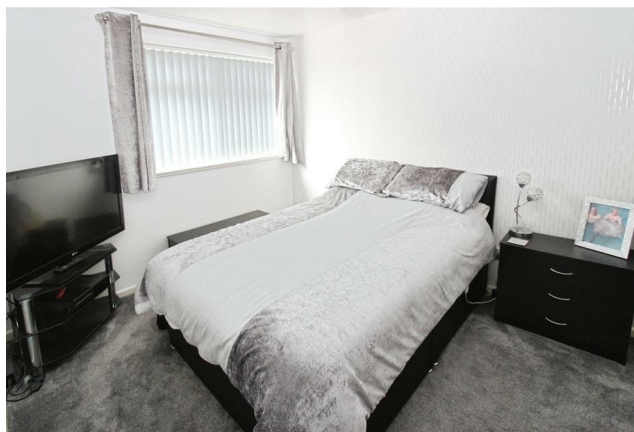
With storage cupboard Giving access to;

Bedroom One 16'0" x 9'0" (4.90 x 2.75)



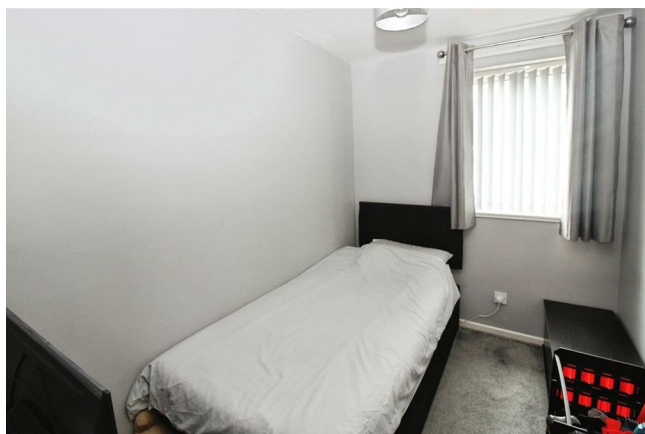
Window to the front aspect and a radiator.

Bedroom Two 12'9" x 8'10" (3.90 x 2.70)



Window to the rear aspect and a radiator

Bedroom Three 8'9" x 6'5" (2.67 x 1.96)



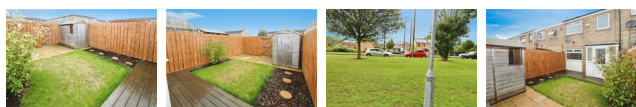
Window to the rear aspect and a radiator.

Bathroom



A white suite to comprise panelled bath and a wash hand basin and a low level wc within a vanity unit. Tiled walls and floor, a chrome heated towel rail and there is a plumbed shower unit within an independent enclosure

Outside



to the front of the property is a small courtyard which has brick block paving and decorative aggregates and to the rear an enclosed garden laid to lawn with decking, a paved patio area and there is a garden shed.

Council Tax

Hull Clty Council - band A

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 tiled roof

Conservation Area - No

Flood Risk -Very Low

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

Broadband - Basic 13 Mbps and Ultrafast 1000 Mbps

Coastal Erosion -No

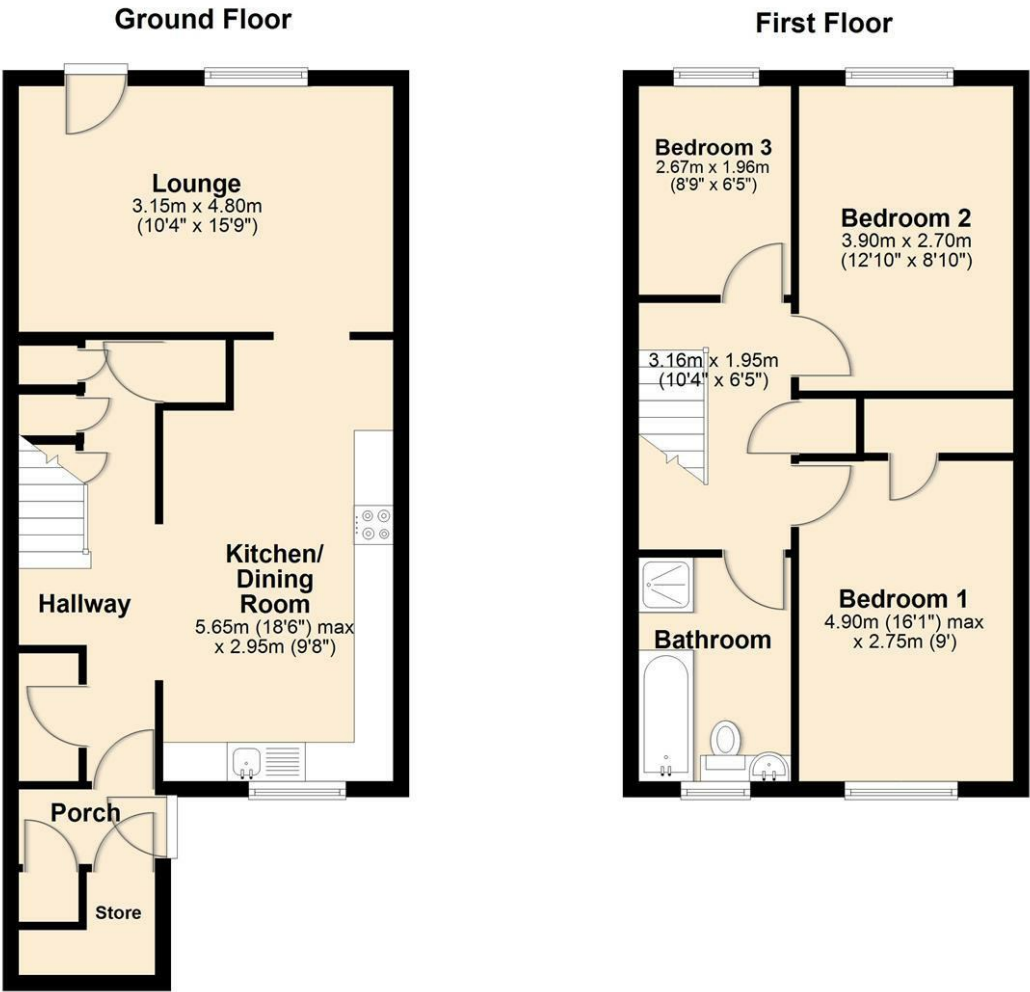
Coalfield or Mining Area -No

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.

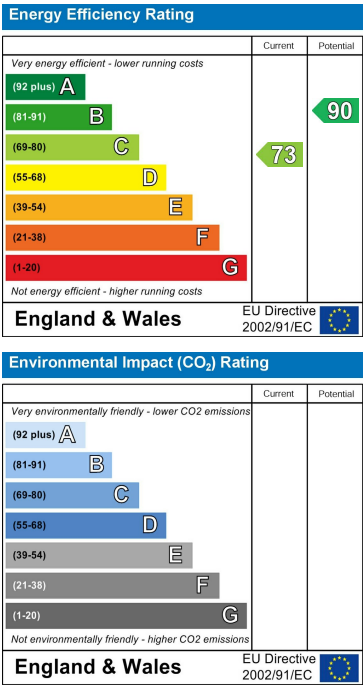
Floor Plan



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.