Whitakers
Estate Agents









32 Sutton court, Hull, HU8 9PW

Guide price £115,000

*** GUIDE PRICE £115,000 - £120,000 ***

IMMACULATELY PRESENTED THROUGHOUT , THIS MODERN STYLE SEMI DETACHED TRUE BUNGALOW IS AVAILABLE WITH NO ONWARD CHAIN!

Ideally situated in a peaceful corner of this sought after cul-de-sac, available exclusively to the OVER 55's and having warden assistance, community rooms and communal gardens, this property is a must for those looking to downsize!

Conveniently located for local amenities and transport links and just a short walk from Historic Sutton Village, the accommodation briefly comprises entrance hall, lounge, modern fitted kitchen two bedrooms and shower room. Also benefiting from off road parking via private driveway, communal outdoor areas together with gas central heating to radiators and double glazing, early viewing is highly recommended!

The Accommodation Comprises

Front Porch
uPVC front porch with laminate tiled flooring and composite door into entrance hallway.

Entrance Hallway
With laminate tiled flooring, storage cupboard and laminate tiled flooring.

Kitchen 8'11" x 6' (2.72m x 1.83m)




Modern kitchen fitted with a range of white shaker style wall and base units, contrasting work surfaces and tiled splash backs. 4 ring ceramic hob with fan oven below and stainless steel sink drainer. Breakfast bar, plumbing for automatic washing machine, space for under counter appliance, laminate tiled flooring, central heating radiator and uPVC window to side aspect.

Lounge 16' x 10'6 (4.88m x 3.20m)




Spacious lounge with uPVC window to front aspect, carpeted flooring, central heating radiator and fire surround with inset electric fire.

Rear Lobby
With carpeted flooring.

Bedroom One 9'7 x 9'10 (2.92m x 3.00m)




With uPVC window to rear aspect, carpeted flooring, central heating radiator and fitted wardrobes.

Bedroom Two 13'3 x 6'7 (4.04m x 2.01m)



With carpeted flooring, central heating radiator and uPVC French doors to rear aspect.

Shower Room



Modern shower room comprising shower cubicle with mains shower, low flush wc and hand wash basin mounted within vanity unit. Heated towel rail, vinyl flooring, tiled walls, loft access hatch, extractor fan and uPVC window to side aspect.

Outside





The front garden is laid to lawn and decorative aggregate with a paved driveway parking providing off road parking whilst the rear communal gardens are laid to lawn.

Tenure
The property is Leasehold. We understand the Lease term to be 999 years from 01/01/1980 however this should be verified via solicitors

Council Tax
Council Tax band A
Kingston upon Hull City Council

EPC
EPC Awaited

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 - Basic 5 Mbps, Ultrafast 5500 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

Offering on a property

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Whitakers Estate Agent Declaration:

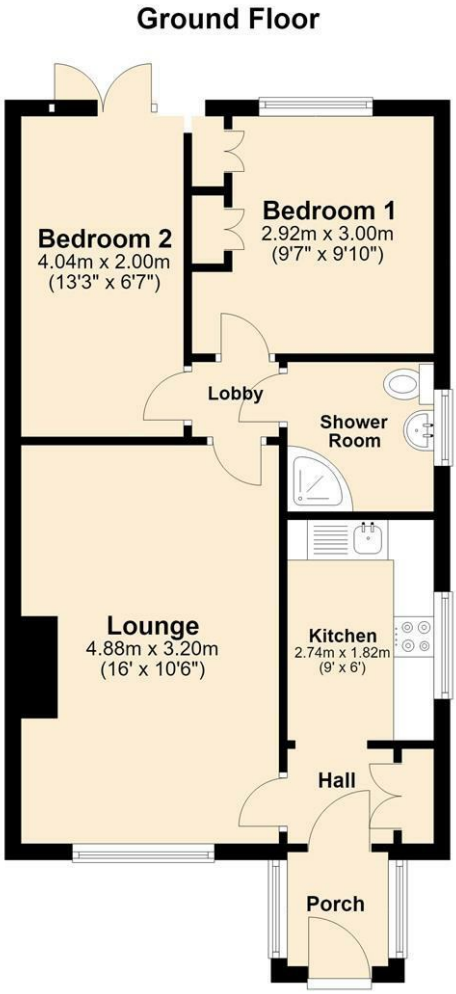
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

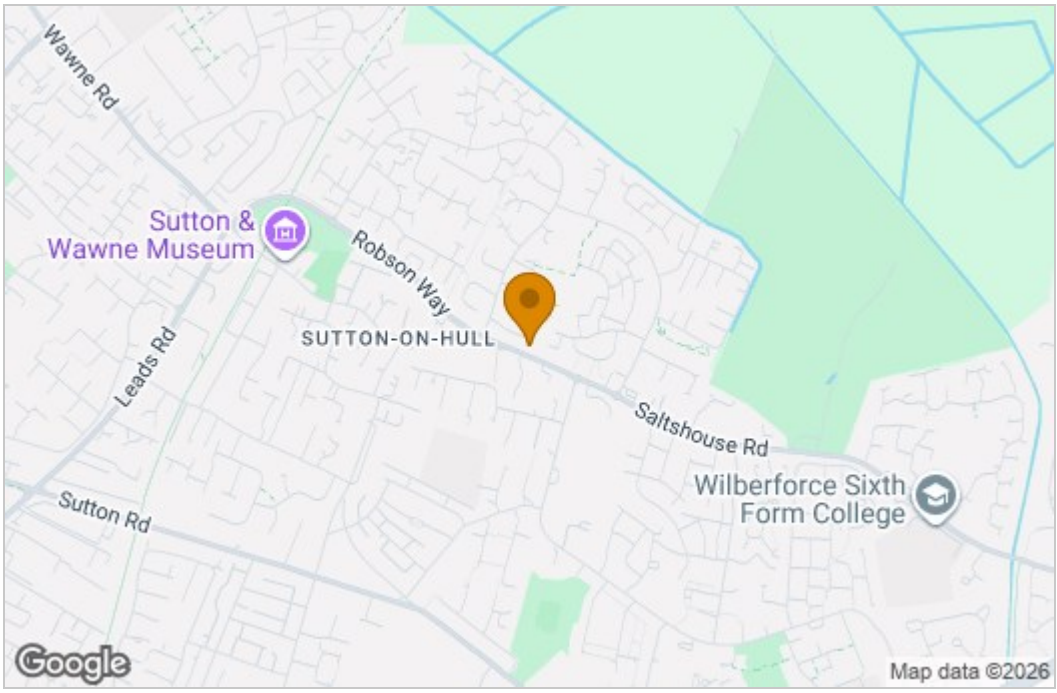
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

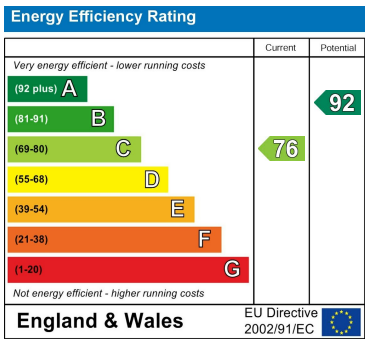
Floor Plan

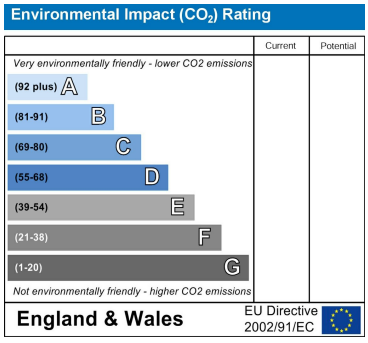


Area Map



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.

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