



## 30 Astral Gardens, Hull, HU7 4YS

**Asking Price £169,995**

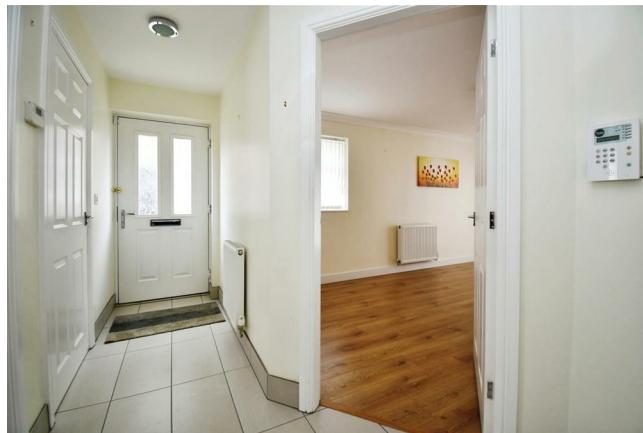
This stunning 3 bedroom Detached Chalet Bungalow is available to purchase with NO ONWARD CHAIN! Immaculately presented in true "move-in" condition, the property is situated on a quiet cul-de-sac within walking distance of Historic Sutton Village and its wealth of amenities as well as enjoying excellent transport links around the City.

Offering spacious and versatile accommodation and being ideally suited to a wide range of buyers, the accommodation briefly comprises; entrance hallway, bright and spacious lounge, modern fitted kitchen, shower room and master bedroom to the ground floor whilst to the first floor there are two further bedrooms, a store room and an additional WC.

Also benefitting from side driveway parking and a lovely low maintenance enclosed rear garden together with gas central heating and UPVC Double Glazing.

## The Accommodation Comprises

### Entrance Hallway



Composite door into spacious entrance hallway with tiled flooring and under stair storage cupboard and central heating radiator.

### Lounge 10'2 x 16'10 (3.10m x 5.13m)



Spacious lounge with laminate flooring, central heating radiator, wall mounted feature electric fire, side aspect UPVC window and UPVC French Doors onto rear garden together with space for dining table.

### Kitchen 6'9 x 11'9 (2.06m x 3.58m)



Modern and immaculately presented kitchen featuring a range of contemporary cream shaker style units, contrasting work surfaces and tiled splash backs. 4 ring electric hob with chimney style extractor over and electric fan oven below. Stainless steel sink with mixer taps over, Integrated Fridge/Freezer and slimline dish washer, central heating radiator, ceiling spot lights, tiled flooring and UPVC window to rear aspect.

### Bedroom One 17'2 x 11'6 (5.23m x 3.51m)



L shaped bedroom with two UPVC windows to front aspect, laminate flooring, fitted wardrobes, two central heating radiators and door into shower room

### Shower Room 6'6 x 6'2 (1.98m x 1.88m)



With Jack & Jill entrance doors from hallway and master bedroom. Fully tiled walls and flooring, walk in double shower with glazed side panel and mains shower over, low flush wc and hand wash basin. Chrome ladder style towel rail, extractor fan and UPVC window to side aspect.

### First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring and doors to upstairs rooms.

### Bedroom Two 8.3 x 8'2 (2.44m,0.91m x 2.49m)



With laminate flooring, UPVC window to side aspect, ceiling velux window and central heating radiator.

### Bedroom Three 8'3 x 8'2 (2.51m x 2.49m)



With laminate flooring, built in wardrobes, UPVC window to side aspect, ceiling velux window and central heating radiator.

### WC 5'2 x 8'7 (1.57m x 2.62m)



With low flush wc and hand wash basin together with chrome ladder style heated towel rail. Fully tiled to walls and flooring with Velux window and internal window to landing.

### Store Room



Spacious store room with vinyl flooring and central heating radiator which also houses the combi boiler.

### Outside



The frontage of the property is laid to resin for easy maintenance whilst the side driveway gives off road parking for two vehicles. Gate access from the driveway leads to the lovely low maintenance rear garden again features resin surface for an attractive, low maintenance finish whilst there are additional paved areas and additional gated access to the side allows access to the front of the property for

convenience. The rear garden also benefits from a large storage shed with double doors and electric supply whilst fencing to perimeters affords a good level of privacy.

### Tenure

The property is Freehold

### Council Tax

Council Tax band B

Kingston upon Hull City Council

### 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.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive

payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

#### 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 - No Risk

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

Broadband - Basic 10 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

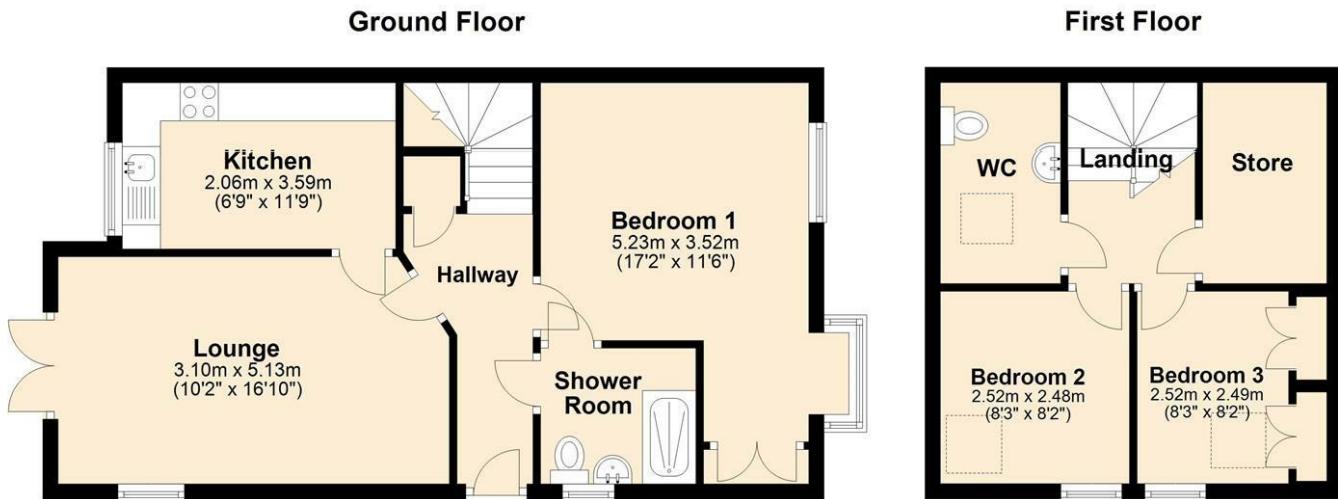
Coalfield or Mining Area - No

Planning - Although there are planning applications in the area, non are specific to the property

#### Whitakers Estate Agent Declaration:

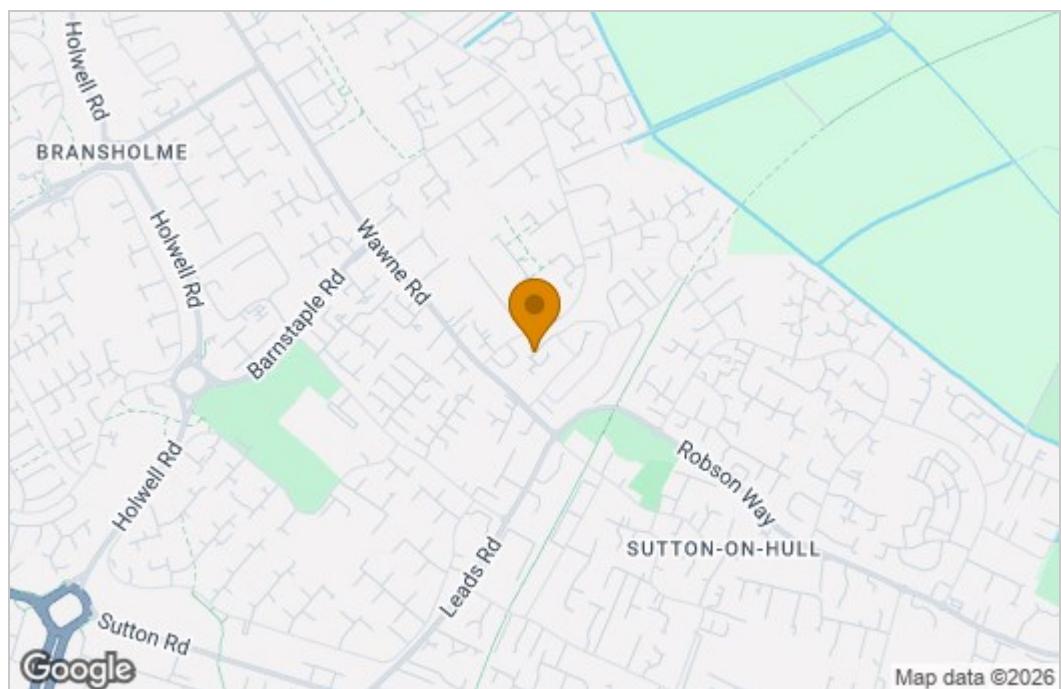
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## Floor Plan

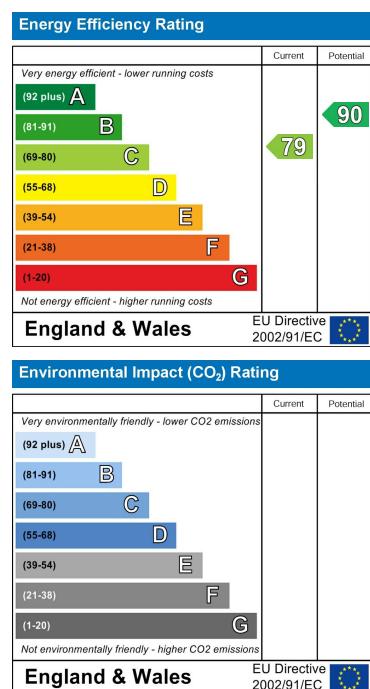


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

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