



## 13 Dulverton Close

Bransholme, Hull, HU7 4EH

Offers Around £122,500



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## Entrance Hall

Nice and spacious with a useful built in storage cupboard and access to:

## Cloak Room

Having a dual flush low level wc and a wash hand basin

## Lounge

14'8" x 14'6" max (4.48 x 4.42 max)

Picture window to the rear aspect, an Adam style fire surround with built in gas fire and a radiator.

## Rear Entrance Hall

With staircase off and a built in storage cupboard

## Dining Kitchen

14'8" x 8'7" (4.48 x 2.63)

Fitted floor and wall units with contrasting preparation surfaces having a stainless steel sink unit. Windows to the front and rear aspects, plumbing for an automatic washing machine and a radiator.

## Landing

Built in storage cupboard, a radiator and access to:

## Bedroom One

14'8" x 8'7" (4.48 x 2.63)

Window to the rear aspect and a radiator.

## Bedroom Two

11'9" x 8'2" (3.60 x 2.50)

Window to the rear aspect, a radiator and a built in storage cupboard.

## Bedroom Three

11'10" x 5'5" (3.63 x 1.66)

Window to the rear aspect

## Shower Room

A plumbed shower unit within an independent shower unit, wash hand basin and a low level wc. Contemporary style heated towel rail

## Gardens

A lovely sized plot with the front garden being enclosed and laid to lawn and having open views. There is pedestrian access via the side of the property to the rear, which is again enclosed and laid to lawn

## Garage

A concrete garage with up and over vehicular door and side personnel door which is accessible to the rear of the property

## Council Tax

Hull City 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 and timber clad under a tiled roof

Conservation Area - No

Flood Risk - Low

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

Broadband - Standard - highest available download speed 14Mbps highest available upload speed 1

Mbps - Ultrafast highest available download speed 1000 Mbps and highest available upload speed 1000

Mbps

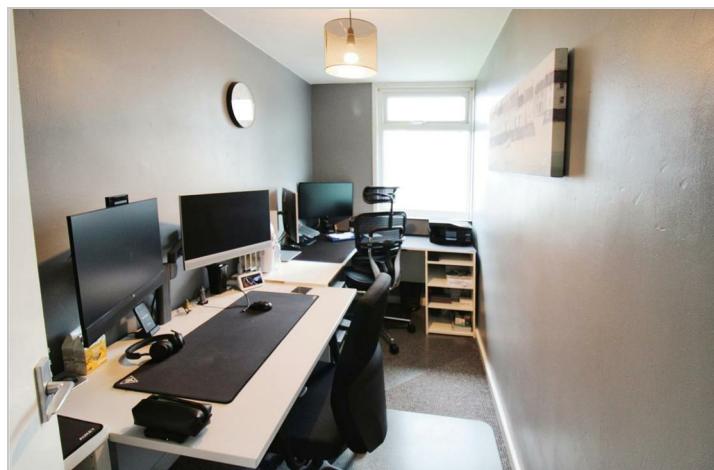
Coastal Erosion -No

Coalfield or Mining Area -No

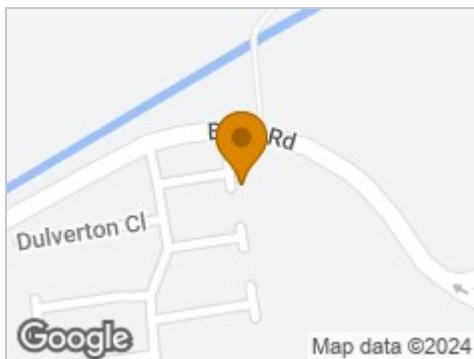
Planning -None

### Whitakers Estate Agent Declaration:

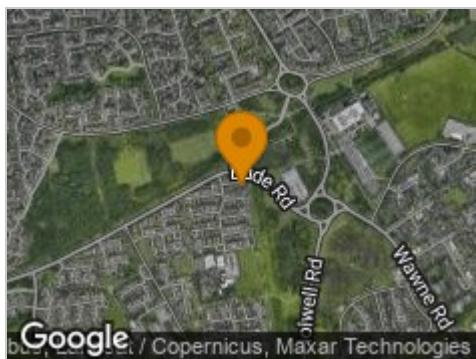
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.



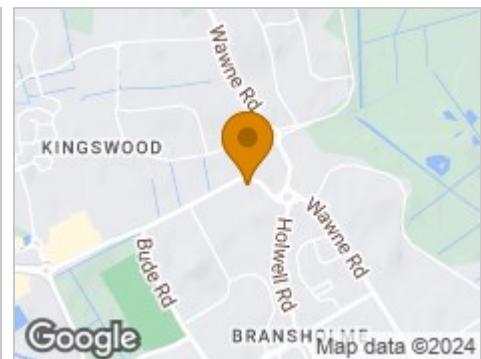
## Road Map



## Hybrid Map



## Terrain Map



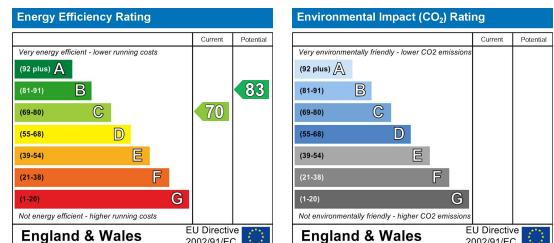
## Floor Plan



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