

# Whitakers

Estate Agents



## 9 Hotton Close, Hull, HU9 5AW

**Offers Around £85,000**

This 2 bedroom TRUE bungalow is available with NO ONWARD CHAIN.

The property is offered for OVER 55's occupation on a 75% shared ownership scheme, the remaining 25% being owned by Places for People. A monthly charge and annual ground rent is payable to Places for People. Once an offer is accepted, interested parties must apply to Places for People and upon acceptance of their criteria, sale progression will commence.

Whilst in need of some updating and modernisation, the property offers an excellent opportunity to purchase a spacious bungalow in popular area.

Situated on a peaceful cul-de-sac, ideally located close to local amenities, the property briefly comprises; entrance hallway, kitchen, lounge, two bedrooms and a shower room.

Also benefitting from spacious front and rear gardens with driveway parking for multiple vehicles together with gas central heating and uPVC glazing, early viewing is recommended!



## The Accommodation Comprises

### Entrance Hallway



Composite door into entrance hallway with storage cupboard and central heating radiator.

### Kitchen 10'5 x 9'4 (3.18m x 2.84m)



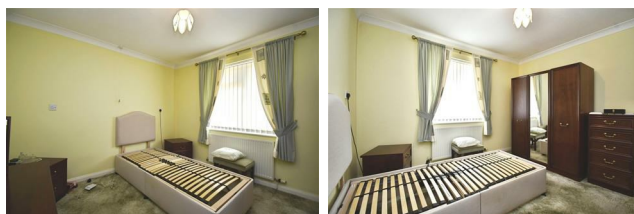
Fitted wall and base units with contrasting work surfaces and tiled splash backs. Stainless steel sink/drain, space for cooking appliance, plumbing for automatic washing machine, central heating radiator, tiled flooring and uPVC window to front aspect.

### Lounge 10'5 x 15'5 (3.18m x 4.70m)



With uPVC side window and Patio doors to rear garden, fireplace with inset gas fire and central heating radiator.

### Bedroom One 11'1 x 10'5 (3.38m x 3.18m)



With uPVC window to rear aspect and central heating radiator.

### Bedroom Two 7'7 x 8'8 (2.31m x 2.64m)



With uPVC window to front aspect and central heating radiator.

### Bathroom 7'7 x 5'4 (2.31m x 1.63m)



Shower cubicle with mains shower, low flush wc and hand wash basin. Tiling to walls and flooring, central heating radiator and extractor fan.

### Outside



The front of the property is laid to aggregate with a pleasant lawned area whilst the spacious side driveway provides off road parking and leads to wrought iron gates giving access to the rear garden. The low maintenance rear garden is laid to aggregate with paved seating areas and mature bushes and hedges.

### Tenure

The property is Leasehold. We are told that the lease term is 125 years from 1 April 1995 however buyers should make their own enquiries via Vendors 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:**

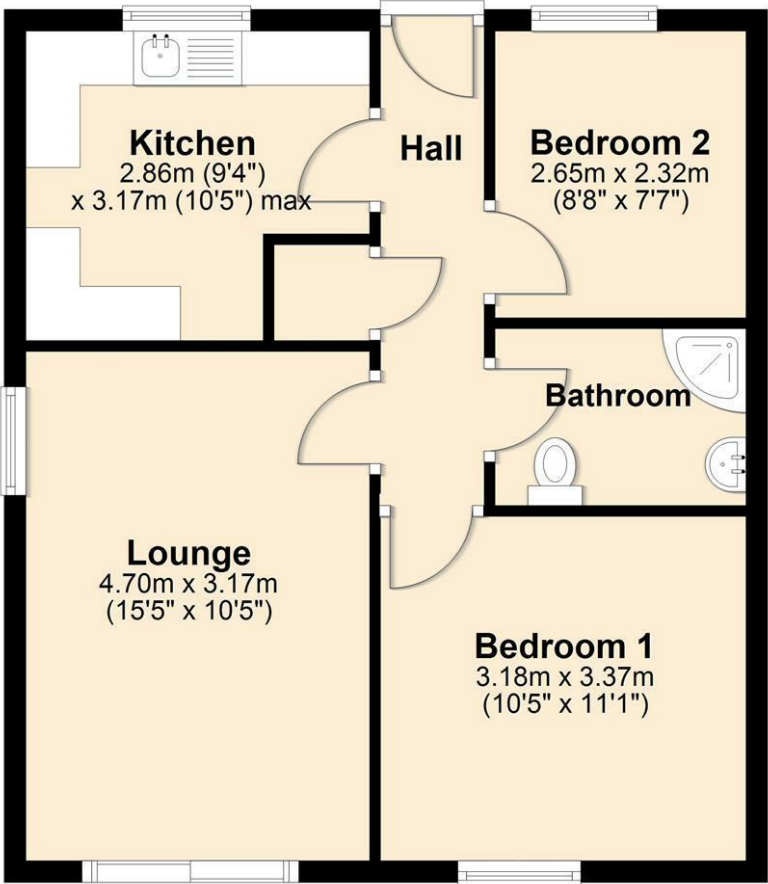
Construction -  
Conservation Area -  
Flood Risk -  
Mobile Coverage/Signal -  
Broadband -  
Coastal Erosion -  
Coalfield or Mining Area -  
Planning -

**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

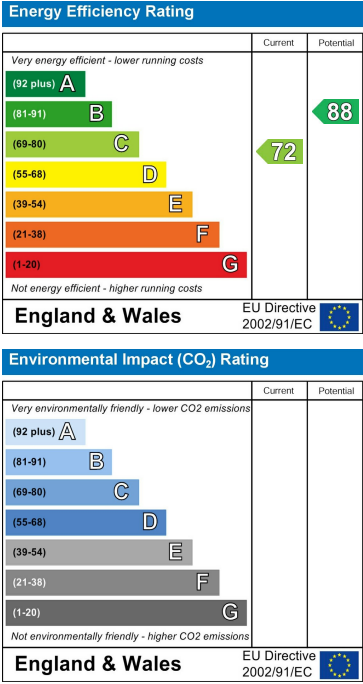
Ground Floor



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.