

# Whitakers

Estate Agents



## 14 Waudby Way

, Hull, HU9 4DF

Guide price £210,000



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## The Accommodation Comprises

### Entrance Hallway

Composite door into entrance hallway with carpeted flooring, central heating radiator, under stair cupboard and stairs to first floor. Internal door into....

### Downstairs Cloakroom

Low flush wc, hand wash basin, central heating radiator and uPVC window to front aspect.

### Lounge

16'7 x 10'10 (5.05m x 3.30m)

Spacious lounge with uPVC window to front, carpeted flooring, central heating radiator and wall mounted electric fire.

### Dining Kitchen

10'9 x 18'2 (3.28m x 5.54m)

Fitted with a range of contemporary grey gloss wall and base units, contrasting work surfaces and splashbacks. 4 ring gas hob with extractor over and electric fan oven below. Stainless steel sink/drain, integrated fridge/freezer, dish washer and washing machine, tiled flooring, central heating radiator, space for family dining and uPVC window and French doors to rear garden.

### First Floor Landing

Stairs from entrance hallway rising to first floor landing with carpeted flooring, central heating radiator and built in storage cupboard.

### Bedroom One

11'3 x 9'1 (3.43m x 2.77m)

uPVC window to rear aspect, carpeted flooring, central heating radiator and door into....

### Ensuite

Spacious ensuite comprising shower cubicle with mains shower over, low flush wc and hand wash basin. Heated ladder style towel rail, tiled flooring, wall tiling to water sensitive areas, extractor fan and uPVC window to side aspect.

### Bedroom Two

10'4 x 9' (3.15m x 2.74m)

uPVC window to front aspect, carpeted flooring and central heating radiator.

### Bedroom Three

8'2 x 8'11 (2.49m x 2.72m)

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

### Bedroom Four

6'7 x 8'11 (2.01m x 2.72m)

uPVC window to front aspect, carpeted flooring and central heating radiator.

### Bathroom

Family bathroom comprising bath with mains shower over and fitted glazed screen, low flush wc and hand wash basin. Central heating radiator, tiled flooring, wall tiling to water sensitive areas and extractor fan.

### Outside

The property enjoys an open aspect to the front with a lawned garden and side driveway providing off road parking. Side gate access leads to the spacious rear garden laid mainly to lawn with timber perimeter fencing.

### Tenure

The property is Freehold

Tel: 01482 877177

Council Tax  
Council Tax band C  
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.

**Free Market Appraisals/Valuations**

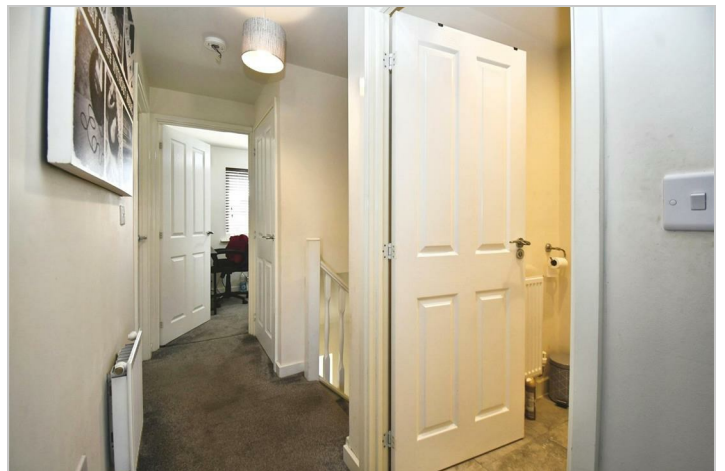
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

**Material Information:**

Construction - Brick/Tile  
Conservation Area - No  
Flood Risk - Low  
Mobile Coverage/Signal - EE, Vodafone, Three, O2  
Broadband - 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.



### Road Map



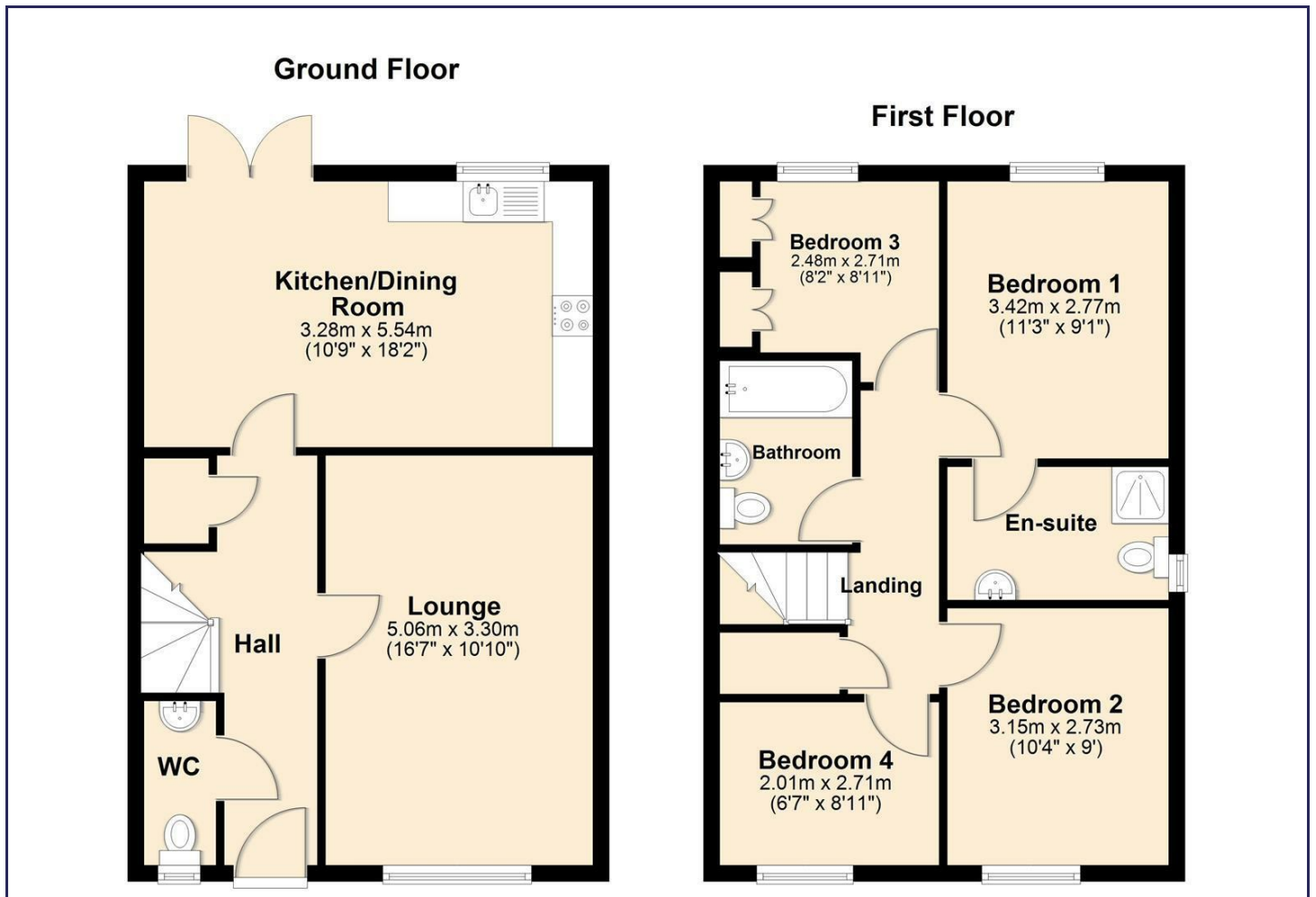
### Hybrid Map



### Terrain Map



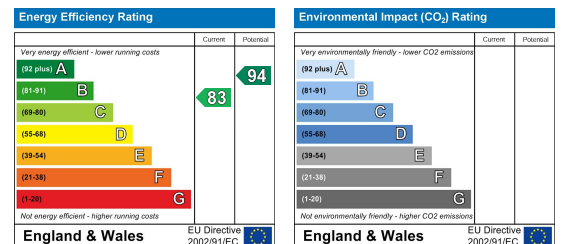
### Floor Plan



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