

# Whitakers

Estate Agents



## 2 Sutton Court Howdale Road, Hull, HU8 9PW

**£125,000**

LOCATED IN A CUL-DE-SAC LOCATION OF EAST HULL, IN A VERY CLOSE PROXIMITY TO THE AMENITIES SUTTON VILLAGE HAS TO OFFER, THIS SEMI-DETACHED BUNGALOW PROVIDES COMFORTABLE AND SECURE LIVING FOR THE OVER 55'S. THIS WELL MAINTAINED HOME OFFERS THE PERFECT OPPORTUNITY FOR THOSE SEEKING INDEPENDANT, LOW MAINTENANCE LIVING WITH A FRIENDLY AND ESTABLISHED COMMUNITY.

INTERNALLY, THE PROPERTY COMPROMISES OF TWO GOOD SIZED BEDROOMS, A FITTED KITCHEN, GENEROUSLY SIZED LOUNGE AND A SHOWER ROOM. THIS HOME IS IN MOVE IN CONDITION, SLIGHT MODERNISATION MAY BE REQUIRED FOR THE NEXT BUYER TO MAKE THEIR OWN.

EXTERNALLY, THE PROPERTY BOASTS OFF STREET PARKING TO THE FRONT, WITH LOW MAINTENANCE FRONT AND REAR GARDENS.

### Entrance Hall

Double glazed front door with a storage cupboard which houses a newly fitted boiler, still under warranty, and vinyl flooring. Leads to the fitted kitchen and the lounge.

### Fitted Kitchen

Fully fitted kitchen with a good range of floor and wall units. An electric hob and a stainless steel sink. UPVC window to the side, with fully tile walls and vinyl flooring throughout, and a radiator.

### Lounge



Carpeted lounge, with a large window to the front aspect. Compromises of an electric fire and a radiator.

### Bedroom 1



Fitted wardrobes with UPVC window to the rear. Well presented and carpeted throughout, with a radiator.

### Bedroom 2



Carpeted throughout with a storage cupboard, and a UPVC window to the rear, with a radiator.

### Bathroom



Vinyl flooring throughout, with fully tiled walls. Compromises of a shower, a pedestal sink, and a low level w/c, with a UPVC window to the rear, and a radiator.

### Outside



Low maintenance front and rear garden. To the front, boasts off-street parking with a private drive.

### Council Tax

Hull City Council tax band A

### Tenure

LEASEHOLD

### EPC

EPC RATING

### 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 - No

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 5 Mbps Superfast 58 Mbps

Ultrafast 1000 Mbps

Coastal Erosion - No

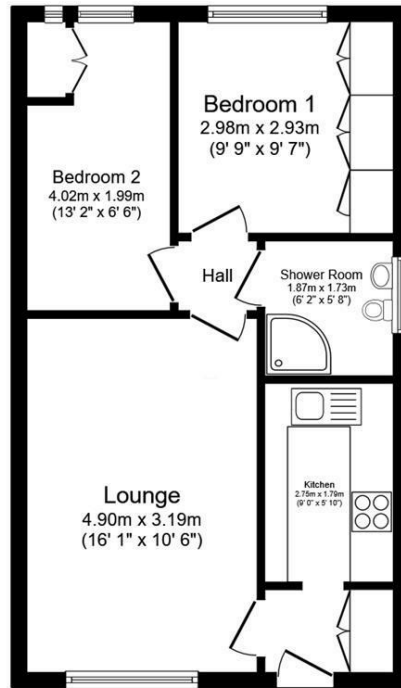
Coalfield or Mining Area - No

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.

# Floor Plan



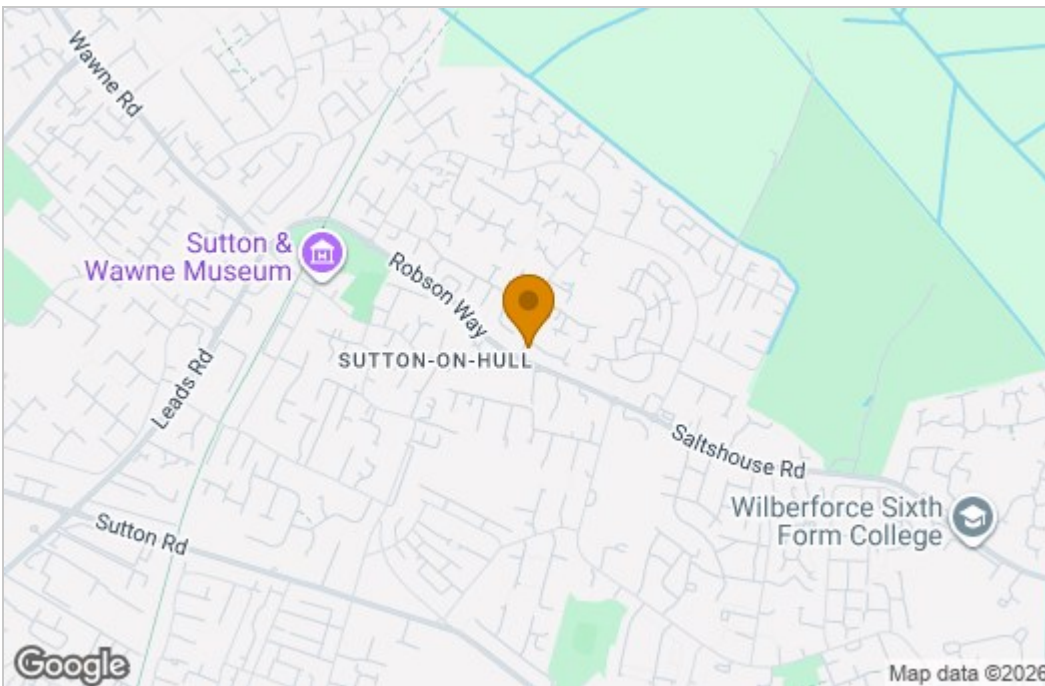
## Floor Plan

Floor area 45.6 sq.m. (491 sq.ft.)

Total floor area: 45.6 sq.m. (491 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

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