

# Whitakers

Estate Agents



**41 Evergreen Drive, Hull, HU6 7YD**

**Asking Price £145,000**

NO ONWARD CHAIN!!

LOCATED IN A WELL-ESTABLISHED AREA OF HULL & CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS AND GREEN SPACES. THIS PROPERTY OFFERS COMFORTABLE, WELL KEPT, SINGLE LEVEL LIVING WITH WELL PROPORTIONED ROOMS THROUGHOUT - INCLUDING AN ATTRACTIVE SUN ROOM! THIS PROPERTY IS IDEAL FOR A RANGE OF BUYERS.

EXTERNALLY, THE BUNGALOW HAS A GENEROUSLY SIZED, LOW MAINTENANCE REAR GARDEN, PROVIDING PLENTY OF SPACE FOR RELAXING AND ENTERTAINING, ALONG WITH A PRIVATE, 2 CAR DRIVE.

## Kitchen



lino flooring, PVC window to the front, partially tiled walls, lots of cupboard storage, side entrance composite door

## Lounge



large bay window to the front, electric fire, carpeted throughout, radiator, vintage ceiling coving

## Hall



carpeted hall leading to bathroom and bedrooms

## Bathroom



lino flooring, radiator, bath with overhead electric shower, with side handrail, hand basin and WC. pvc frosted window to the side.

## Bedroom 1



pvc window to the rear, carpeted, built in storage cupboards, radiator

## Bedroom 2



patio doors to the rear leading to a conservatory. carpeted, radiator

## Conservatory/Sun Room



tile flooring, patio doors leading from the bedroom and a composite door to the rear leading to the rear gardens.

## Gardens



large low maintenance garden, with rear access to acres of fields. consists of a 2 car drive to the side of the property

Council Tax  
Council tax band B

EPC  
EPC rating D

Tenure  
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:**

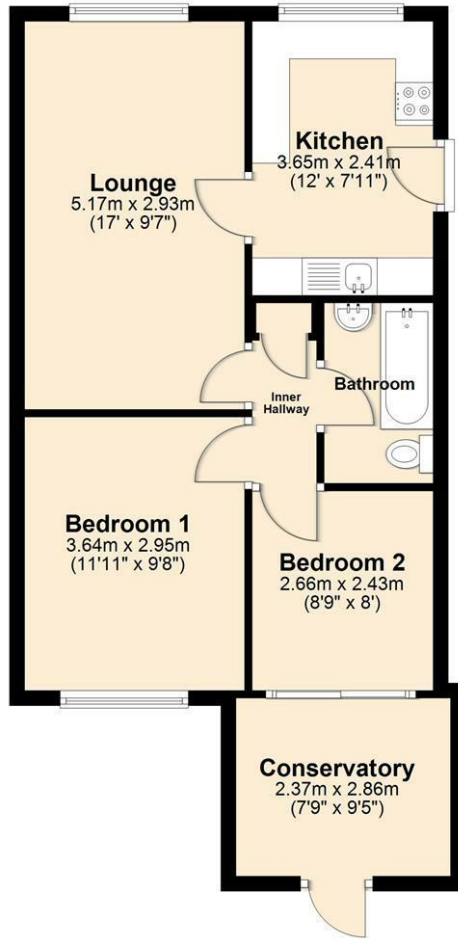
Construction -  
Conservation Area -  
Flood Risk -  
Mobile Coverage/Signal -  
Broadband -  
Coastal Erosion -  
Coalfield or Mining Area -  
Planning -

**Whitakers Estate Agent Declaration:**

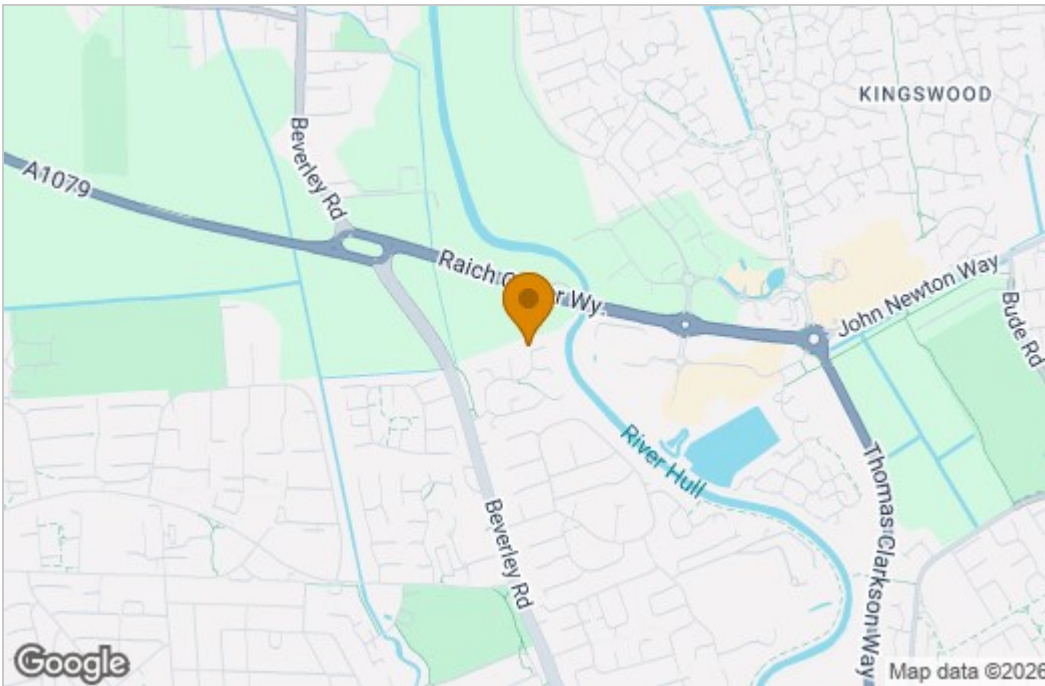
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

# Floor Plan

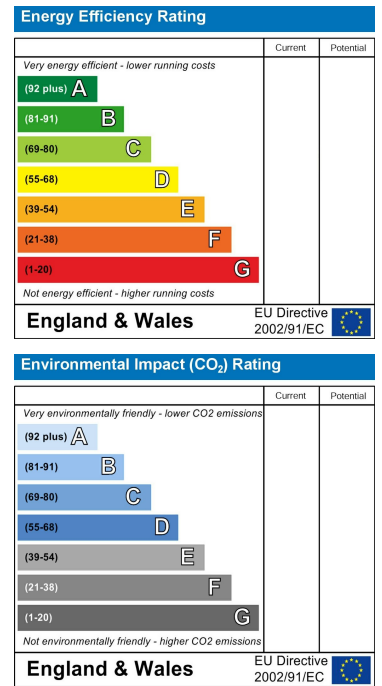
## Ground Floor



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