

# Whitakers

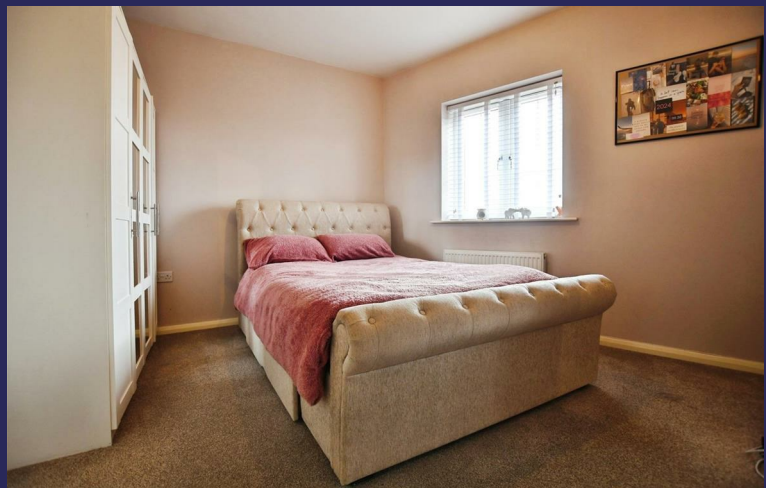
Estate Agents



## Apt 1 21 Village Green Way

Kingswood, Hull, HU7 3DQ

Guide price £90,000



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## Private Entrance Reception

With staircase giving access to the first floor.

## Lounge / Diner / Kitchen

22'8" x 13'2" (6.93 x 4.03)

With two windows allowing plenty of natural light and pleasant views, a radiator, laminate flooring, featuring a modern fitted kitchen, with lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset one and a half bowl stainless steel sink unit with mixer tap. Laminate flooring continues, spotlights to the ceiling, a radiator and integrated appliances include an electric oven, an electric induction hob and a stainless steel over head extractor canopy

## Bathroom

A white suite to comprise panelled bath, wash hand basin and dual flush low level wc. Partially tiled walls, spotlights to the ceiling, a chrome heated towel rail and there is a plumbed shower unit over the bath with a shower screen to the bath side.

## Bedroom

13'1" x 10'0" (4.00 x 3.07)

Window to the rear aspect and a radiator.

## Outside

There is an allocated car parking space within the car park and also a bin store.

## Tenure

This property is leasehold

## Council Tax

Hull city council - band

## 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 under tiled roof  
Conservation Area - No  
Flood Risk -Low  
Mobile Coverage/Signal -Yes  
Broadband - Yes  
Coastal Erosion - No  
Coalfield or Mining Area -No  
Planning -No

Tel: 01482 877177





Road Map



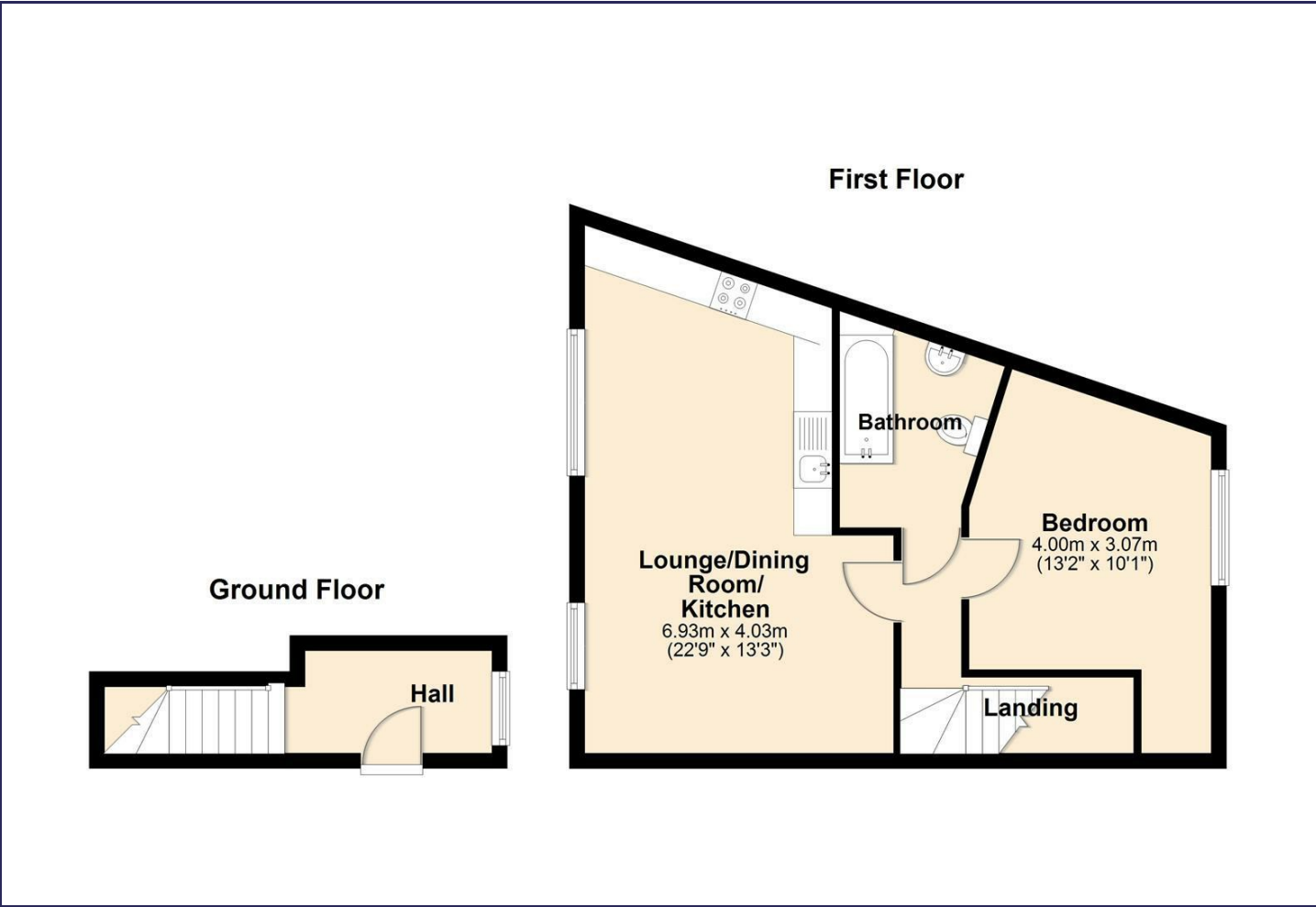
Hybrid Map



Terrain Map



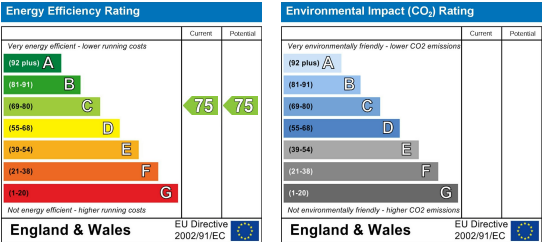
Floor Plan



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.