

Whitakers

Estate Agents



6 Barnard Park, Hull, HU7 3FP

Guide price £185,000

GUIDE PRICE £185,000 - £195,000

This immaculately presented 3 bedroom end terrace home is available to purchase with NO ONWARD CHAIN.

Situated on a peaceful cul-de-sac within the popular and sought after Kingswood development, well positioned for the wide range of retail and leisure facilities available at Kingswood Retail Park, the property would be ideal for first time buyers and downsizers alike!

Occupying an enviable and spacious plot, the property briefly comprises; entrance hallway, lounge, kitchen diner and downstairs wc to the ground floor whilst to the first floor there are three bedroom (the master being en-suite) together with a family bathroom.

Having the additional benefit of front and rear gardens plus a garage with driveway parking together with gas central heating and uPVC glazing, early viewing is recommended!

The Accommodation Comprises

Entrance Hallway

Composite entrance door into hallway with laminate flooring, central heating radiator and door into...

Downstairs Cloakroom



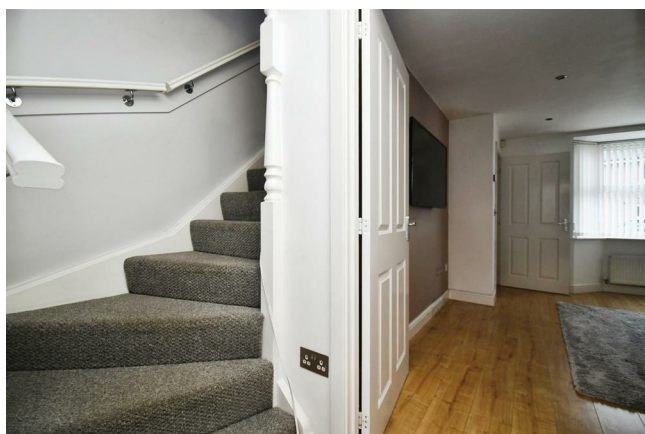
With low flush wc, hand wash basin, vinyl flooring and central heating radiator.

Lounge 16'4 x 12'3 (4.98m x 3.73m)



Bright and spacious lounge with uPVC front bay window, laminate flooring, two central heating radiators and door into....

Rear Lobby



With laminate flooring and stairs to first floor.

Kitchen/Diner 10'10 x 15'7 (3.30m x 4.75m)



Modern kitchen fitted with a range of

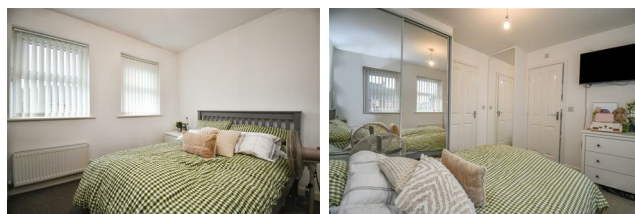
contemporary white wall and base units with contrasting work surfaces and splashbacks. 4 ring gas hob with extractor over and electric fan oven below. Stainless steel sink drainer with mixer taps over, integrated fridge/freezer, automatic washing machine and dishwasher. Tiled flooring, central heating radiator, space for dining table and uPVC window and French doors into rear garden.

First Floor Landing



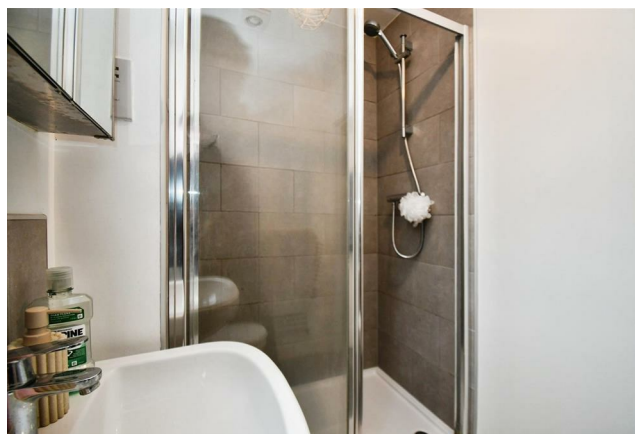
Stairs from rear lobby to first floor landing with carpeted flooring and loft access hatch.

Bedroom One 10'4 x 10'9 (3.15m x 3.28m)



With two uPVC windows to rear aspect, carpeted flooring, central heating radiator and fitted mirrored sliding wardrobes. Internal door into....

En-Suite



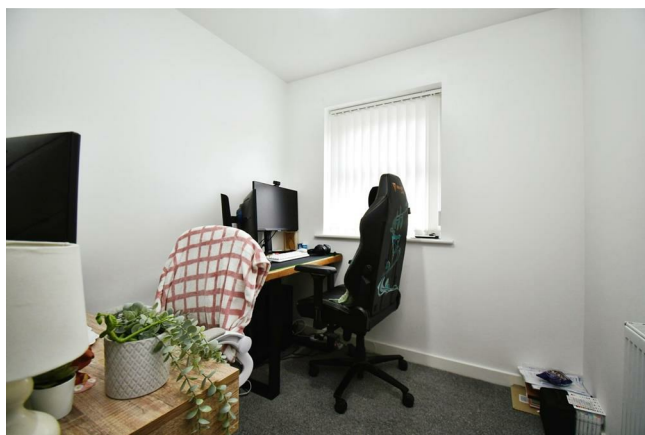
Double tiled shower cubicle with mains shower, low flush wc and pedestal hand wash basin. Vinyl flooring, heated towel rail, extractor fan and uPVC window to side aspect.

Bedroom Two 12'9 x 8'2 (3.89m x 2.49m)



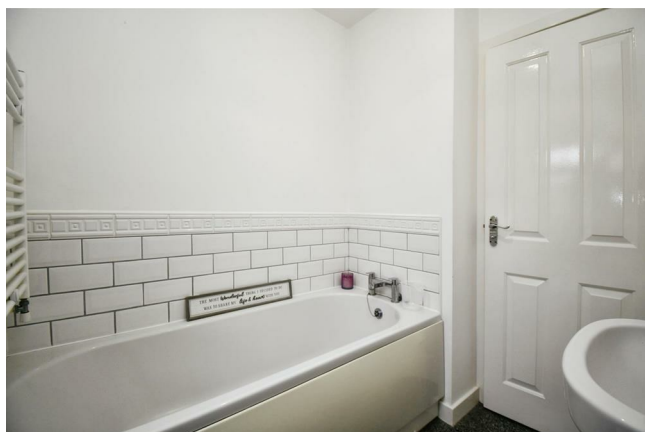
With uPVC window to front aspect, carpeted flooring, central heating radiator and fitted mirrored sliding wardrobes.

Bedroom Three 7'6 x 7'2 (2.29m x 2.18m)



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

Bathroom 5'11 x 7'2 max (1.80m x 2.18m max)



Panel bath with mixer taps, low flush wc and pedestal hand wash basin. Vinyl flooring, wall tiling to water sensitive areas, heated towel rail and uPVC window to side aspect.

Outside



The front garden is laid to artificial turf for ease of maintenance whilst the private side driveway leads to the garage and provides off road parking. Side access leads to the private rear garden accessed via gate and featuring front and rear paved patio areas, artificial lawn and perimeter fencing.

Garage

The single garage is located at the side of the property with up and over door and driveway parking fronting.

Tenure

The property is Freehold

Council Tax

Council Tax band C

Kingston upon Hull City Council

EPC

EPC rating C

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:

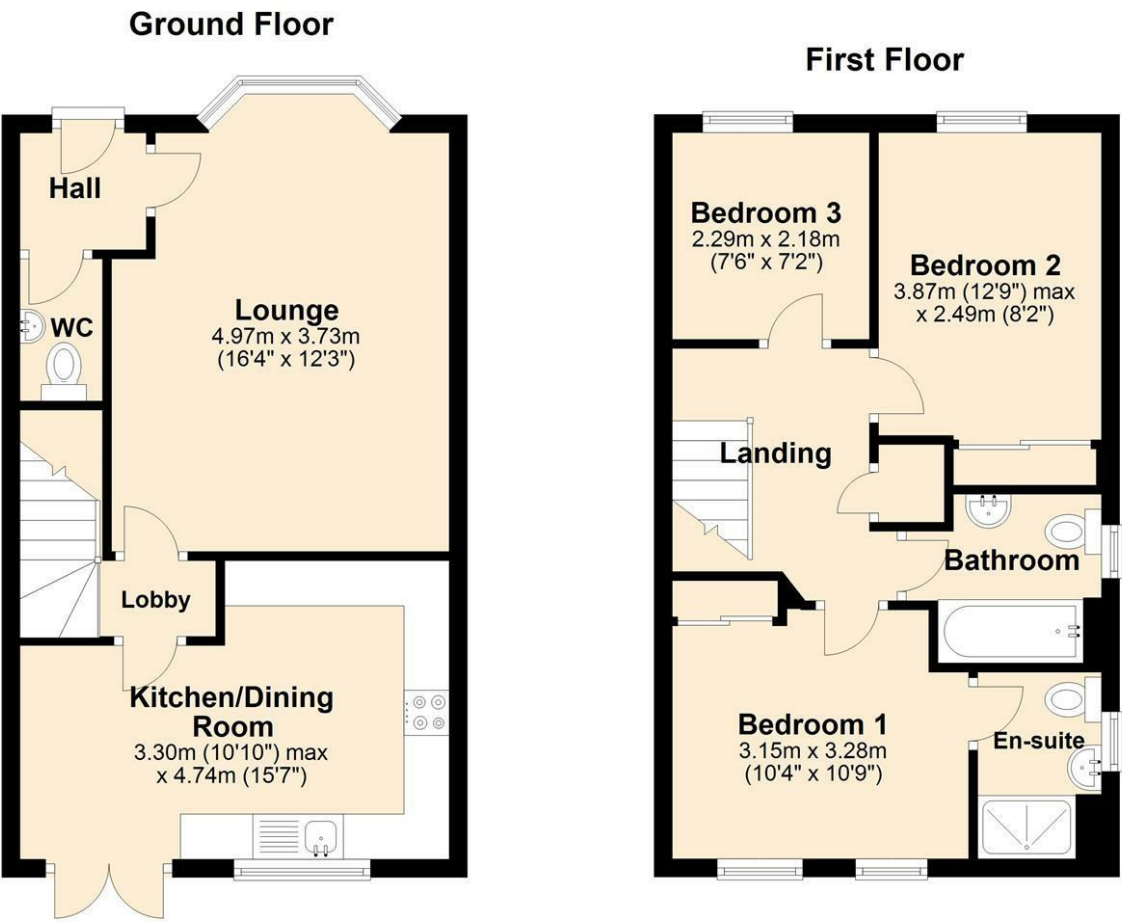
Construction - Brick/Tile

Conservation Area - No
Flood Risk - Low
Mobile Coverage/Signal - EE, Vodafone, O2
Broadband - Basic 16 Mbps, Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

Whitakers Estate Agent Declaration:

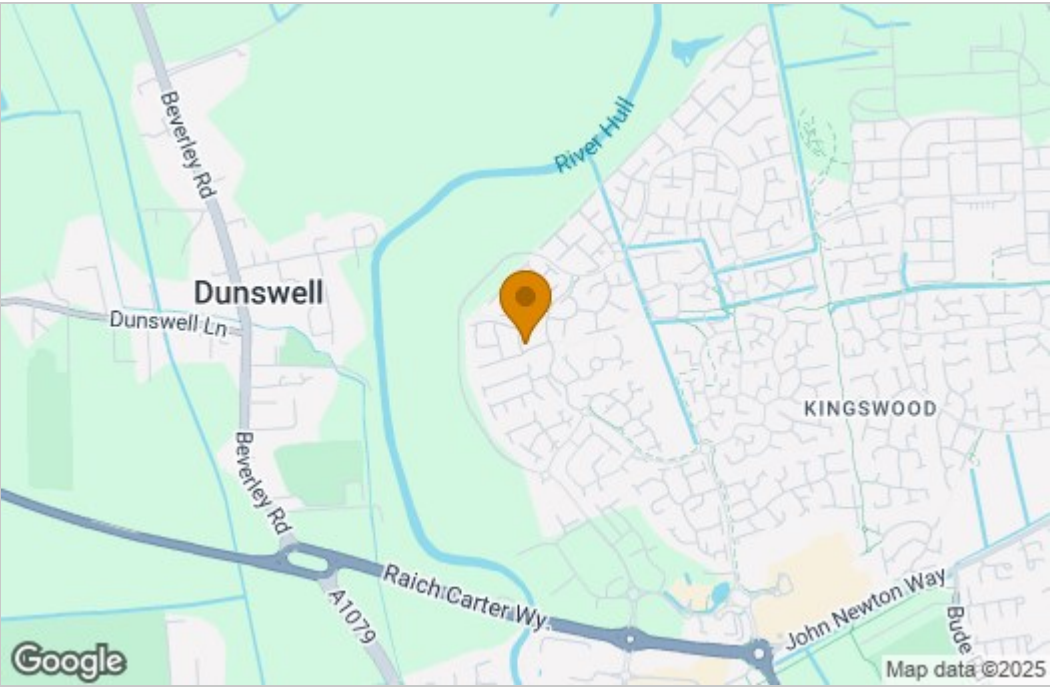
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

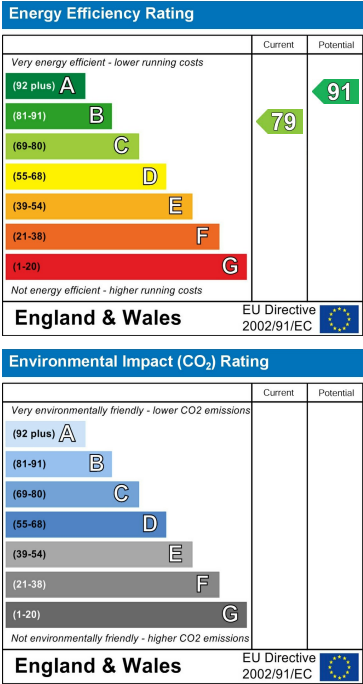


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.