

# Whitakers

Estate Agents



76 Davidstow Close

Bransholme, Hull, HU7 4EB

£79,995



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## Entrance

Via a Upvc double glazed door

## Entrance Hall

With the stairs to the 1st floor and radiator

## Kitchen/Dining

13'1" x 14'10" (4.004 x 4.546)

With a range of base and wall units with contrasting work surfaces. Space for a fridge freezer, plumbing for an automatic washing machine, a Upvc double glazed window to the front aspect and rear, and built in double electric oven with hob and Upvc double glazed french doors to the rear garden, vinyl flooring and a radiator.

## Lounge

15'0" x 10'11" (4.596 x 3.336)

With Upvc double glazed sliding patio doors to the rear aspect and a radiator and electric wall mounted fire.

## Stairs To the 1st floor

With a Upvc double glazed window to the front aspect, a radiator and storage cupboard.

## Bedroom One

11'6" x 12'5" (3.525 x 3.795)

With a Upvc double glazed window to the rear aspect, a radiator and a range of fitted furniture

## Bedroom Two

11'11" x 7'10" (3.639 x 2.410)

With a radiator and Upvc double glazed window to the rear aspect, a storage cupboard

## Shower Room

6'6" x 9'852'4" (1.998 x 3003)

With an adapted wet room walk in shower with electric shower, and half height folding screen, a pedestal wash hand basin, and tiled walls, a radiator and Upvc double glazed window to the front aspect.

## Wc

With a low level wc, a radiator and Upvc double glazed window to the front aspect.

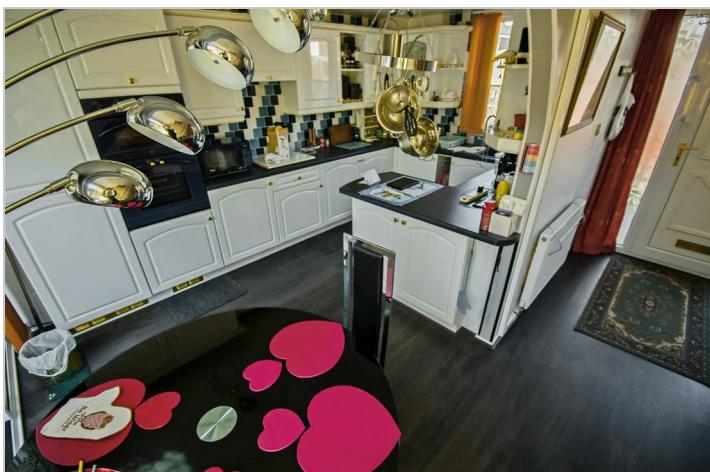
## Outside

To the front of the house there is a garden with a range of mature plants and shrubs, the garden has low level timber fence boundary.

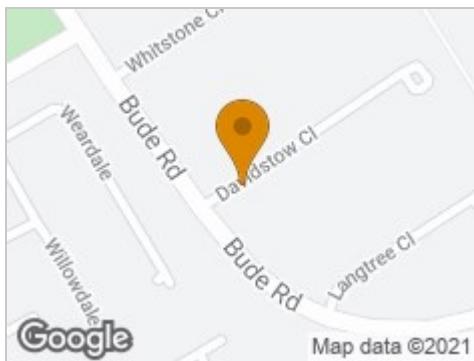
To the rear of the house there is a well maintained garden of a generous size with ample seating areas, a fish pond and two storage timber sheds, the garden has high level timber fence boundaries.

## Disclaimer

Services, fittings & equipment referred to in these sale 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.



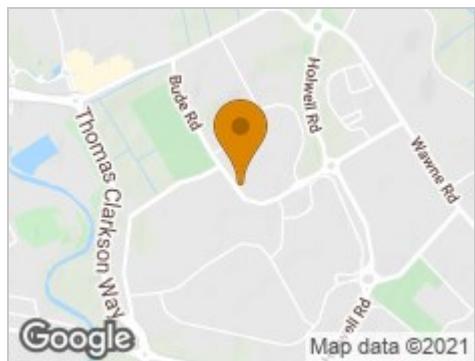
## Road Map



## Hybrid Map



## Terrain Map

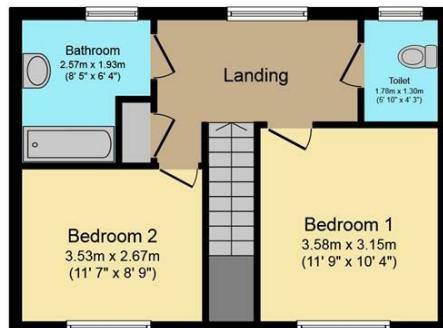


## Floor Plan



**Ground Floor**

Floor area 36.0 sq. m. (388 sq. ft.) approx



**First Floor**

Floor area 38.0 sq. m. (409 sq. ft.) approx

Total floor area 74.0 sq. m. (797 sq. ft.) approx

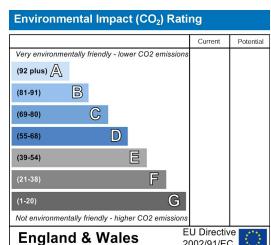
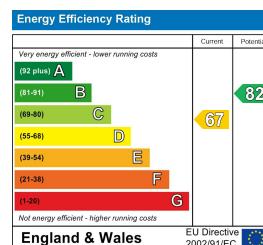
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## 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.