

# Whitakers

Estate Agents



**107 Paxdale, Hull, HU7 6DB**

**Guide price £140,000**

\*\*\*NO CHAIN INVOLVED\*\*\*

Situated on the ever popular and family friendly Sutton Park development, much sought after particularly for its educational choices, this modern style semi detached property of good proportion represents a good opportunity for the growing family unit.

The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, three bedrooms and a bathroom and has gas central heating to radiators, double glazing. and is set within gardens to the front and rear with a side driveway to a garage.

With the shopping and leisure amenities at Kingswood just a stroll away, appointments to view are encouraged



### Entrance Hall



Laminate flooring, a radiator and staircase off.

### Lounge



Large window to the front aspect allowing plenty of natural light, feature fire place incorporating an electric fire and a radiator.

### Dining Room



Laminate flooring useful under stairs storage cupboard, a radiator and patio doors giving access to the rear garden.

### Kitchen



A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap Window to the side aspect, plumbing for an automatic washing machine, laminate flooring and a door giving access to the rear garden.

### Landing

With a useful built in storage cupboard and leading to:

### Bedroom One



Window to the front aspect and a radiator.

### Bedroom Two



Window to the front aspect and a radiator

### Bedroom Three

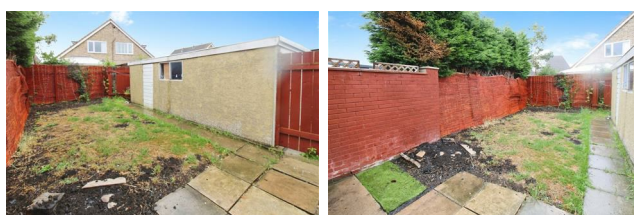


Window to the front aspect and a radiator

### Bathroom



### Outside



There are enclosed gardens of good proportion to the front and rear

#### Garage

A single garage with vehicular door and side personnel door is accessible via a side driveway.

#### Council Tax

Hull City Council - band B

#### Tenure

This 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 - Brick under a tiled roof

Conservation Area - No

Flood Risk -Low

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

Broadband - EE, Vodafone, Three and O2

Coastal Erosion - No

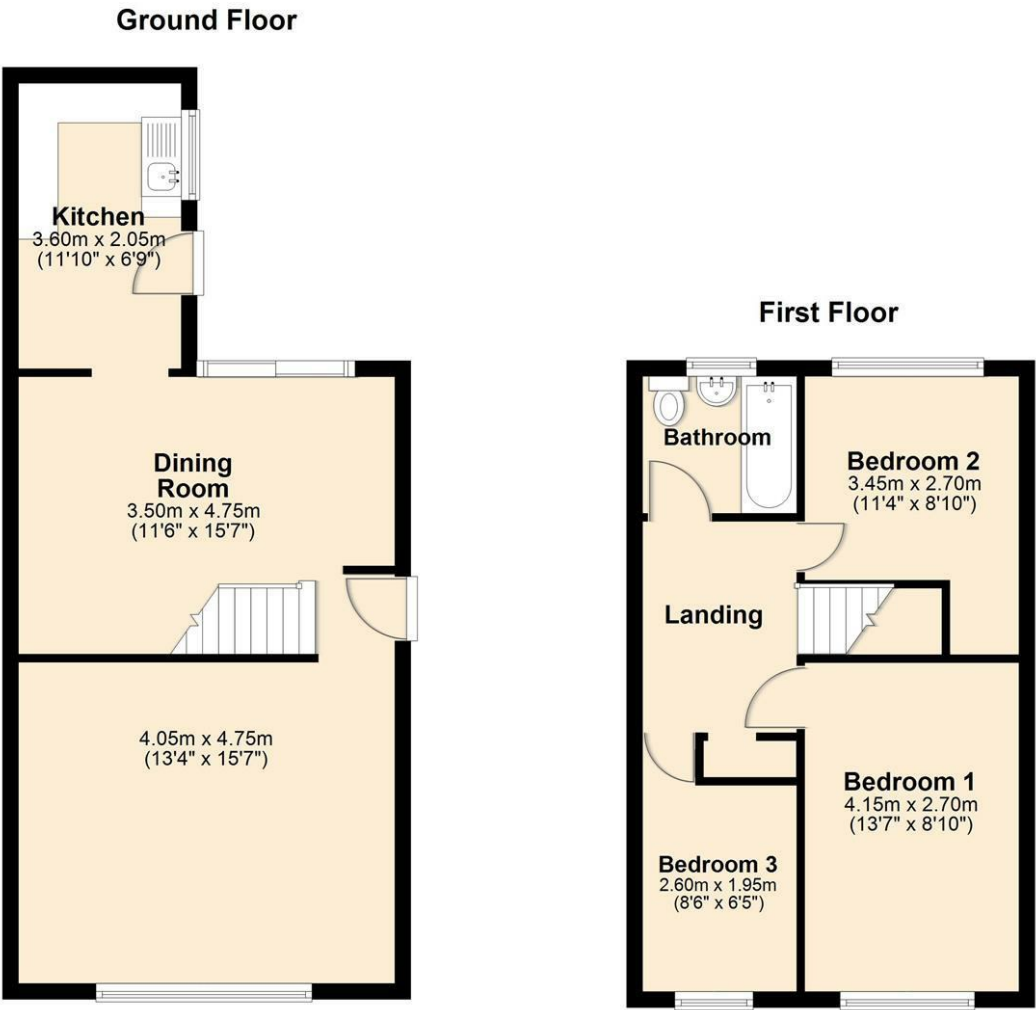
Coalfield or Mining Area -No

Planning -No

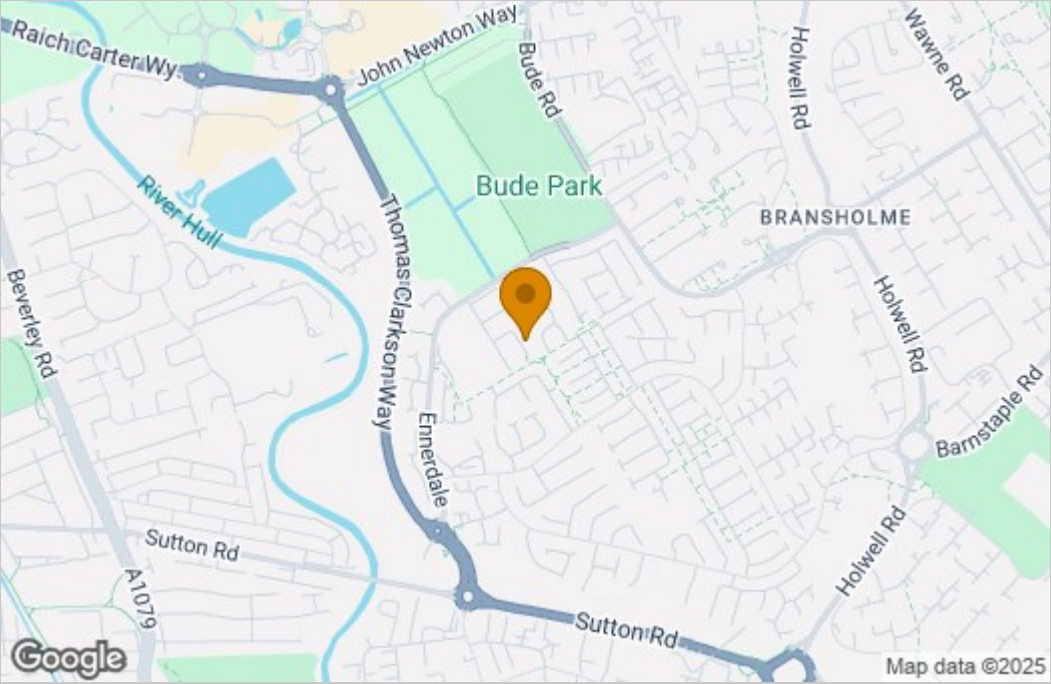
#### Whitakers Estate Agent Declaration:

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.

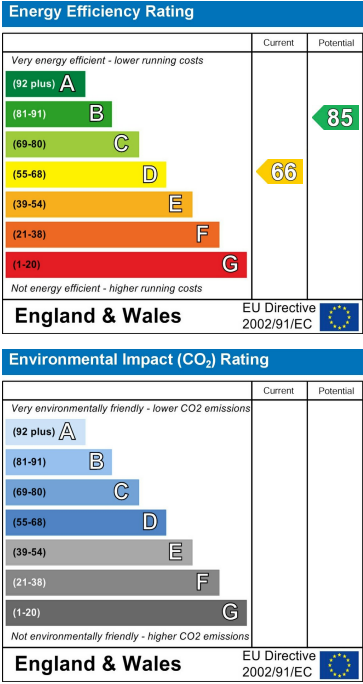
Floor Plan



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.