

# Whitakers

Estate Agents



## 7 Alwoodley Close, Hull, HU8 9DJ

**£220,000**

SITUATED IN A HIGHLY SOUGHT-AFTER CUL-DE-SAC LOCATION IN EAST HULL, WITHIN CLOSE PROXIMITY TO WELL-REGARDED LOCAL SCHOOLS, A RANGE OF AMENITIES AND EXCELLENT TRANSPORT LINKS, THIS BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME IS OFFERED IN TRUE MOVE-IN CONDITION. GENEROUSLY PROPORTIONED THROUGHOUT, THIS PROPERTY PROVIDES THE PERFECT SPACE FOR A GROWING FAMILY.

INTERNALLY, THE PROPERTY FEATURES A SPACIOUS AND INVITING LOUNGE, A STYLISH OPEN PLAN LIVING AND DINING AREA IDEAL FOR BOTH EVERYDAY FAMILY LIFE AND ENTERTAINING, AND A CONSERVATORY TO THE REAR WHICH PROVIDES ADDITIONAL VERSATILE LIVING SPACE OVERLOOKING THE GARDEN. TO THE FIRST FLOOR ARE THREE WELL-SIZED DOUBLE BEDROOMS, OFFERING COMFORTABLE ACCOMMODATION FOR THE WHOLE FAMILY.

EXTERNALLY, THE PROPERTY BENEFITS FROM OFF-STREET PARKING TO THE FRONT FOR TWO VEHICLES. TO THE REAR IS A PRIVATE, LOW-MAINTENANCE GARDEN FEATURING ARTIFICIAL GRASS AND A USEFUL STORAGE SHED, CREATING AN ATTRACTIVE AND PRACTICAL OUTDOOR SPACE.

EARLY VIEWING IS HIGHLY RECOMMENDED.

### Porch

Entrance porch, leading to the lounge, with a double glazed front door, and a UPVC window to the front aspect.

Lounge 15'8" x 19'4" max (4.80 x 5.91 max)



Well proportioned, Carpeted, with a radiator, and 2x UPVC windows to the front aspect. Comprises of wooden French doors leading to the kitchen/dining area.

Fitted Kitchen 11'10" x 19'5" (3.63 x 5.94)



Open plan kitchen/diner space, Laminate flooring throughout, with a gas hob, stainless steel sink with a shower head mixer style tap. Provides an under stairs storage cupboard, UPVC window to the rear and French doors leading to the rear conservatory.

### Dining Room



Open dining space, leading to the stairs to the first floor, the kitchen and conservatory to the rear of the property. Well presented and laminate flooring throughout.

Conservatory 13'1" x 12'2" (4.01 x 3.72)



Well proportioned conservatory to the rear of the property, with laminate flooring, a radiator and French doors leading to the gardens.

Bedroom 1 14'3" x 8'3" max (4.35 x 2.54 max)



Large master bedroom to the rear of the property, carpeted throughout with a UPVC window to the rear aspect and a radiator. Leads to an en suite.

### En-Suite



Stone resin flooring, comprises of a shower with an independent closure, wall mounted hand basin and a low level WC, with a frosted UPVC window to the rear aspect.

Bedroom 2 8'8" x 10'4" (2.65 x 3.17)



Laminate flooring, with a radiator and UPVC window to the front aspect.

### Bedroom 3 8'9" x 8'10" (2.67 x 2.70)



Carpeted throughout with a radiator and UPVC window to the front aspect.

### Family Bathroom



Well proportioned family bathroom, comprises of a low level WC, tiled flooring with partially tiled walls, a vanity sink, providing extra storage space, a low level WC, and a bath.

### Gardens



To the rear of the property, provides a low maintenance garden with artificial grass, and a storage shed. To the front of the property offers off street parking for two vehicles.

### Council Tax

Hull City Council tax band C

### EPC

EPC rating D

### 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 -

Conservation Area -

Flood Risk -

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

Broadband - Basic 5 Mbps Ultrafast 10000 Mbps

Coastal Erosion -

Coalfield or Mining Area -

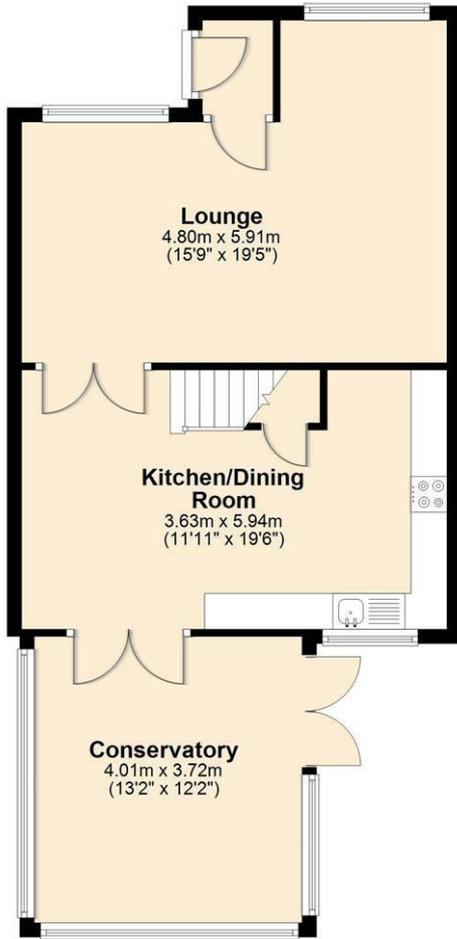
Planning -

### Whitakers Estate Agent Declaration:

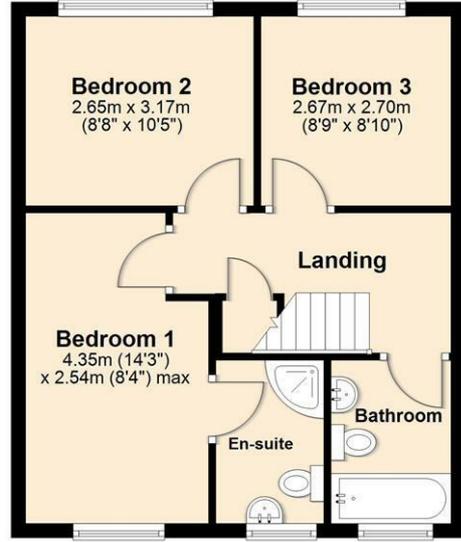
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

# Floor Plan

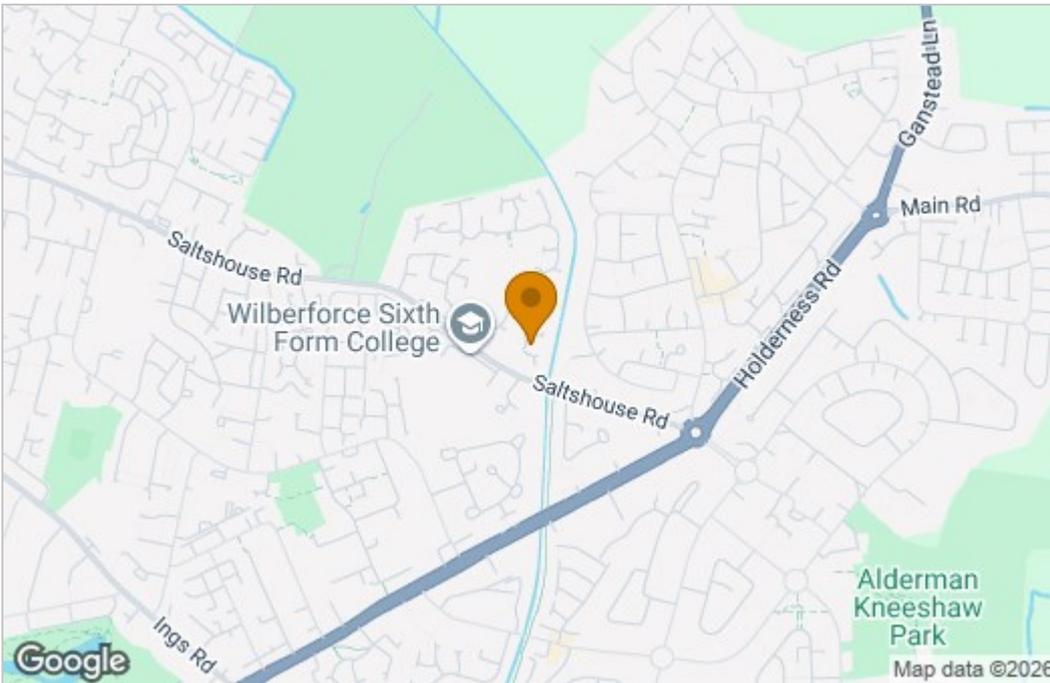
**Ground Floor**



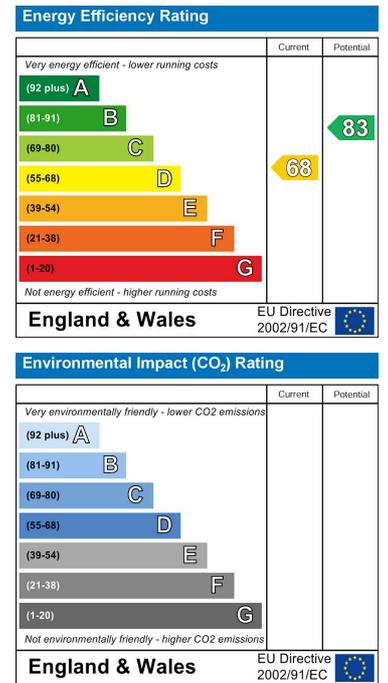
**First Floor**



# 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.