

# Whitakers

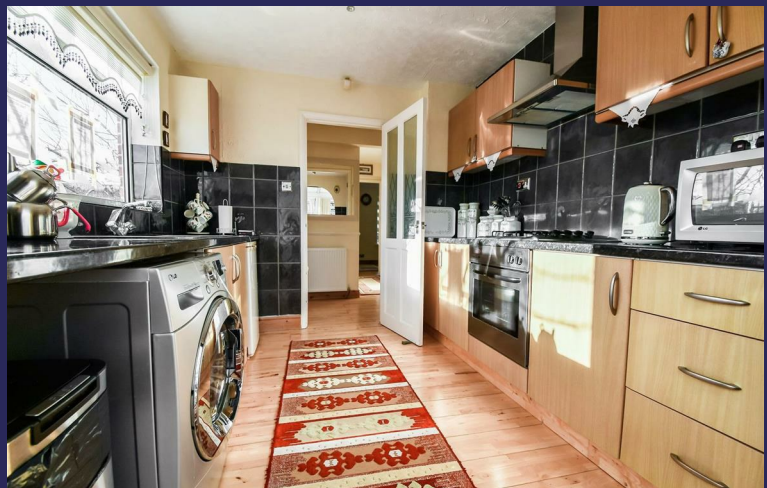
Estate Agents



## 9 Borrowdale

Sutton Park, HULL, HU7 6DR

£170,000

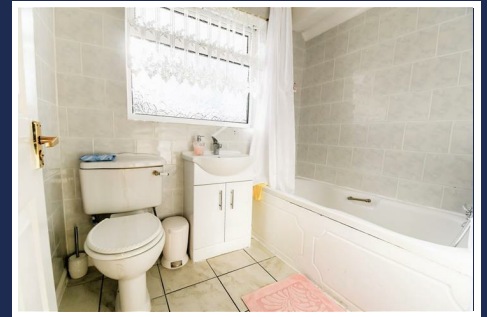




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## Description

This large dormer bungalow on a good size corner plot. With gas central heating and uPVC double glazing, the accommodation on offer comprises an entrance hall, lounge, dining room, fitted kitchen, bathroom and a 17ft conservatory to the ground floor. Three bedrooms to the first floor, two with fitted wardrobes and a cloakroom. Lawn gardens to the front, side and rear aspects, private driveway and a single detached garage.

Situated in a desirable cul-de-sac position within a short stroll to the popular amenities of Kingswood.

Local schools are near by, a great family home is on offer!

**BE THE 1ST TO VIEW!**

## Entrance

Via a uPVC double glazed door

## Entrance Hall

With wood flooring

## Kitchen

9'4" x 8'7"

With a range of base and wall units with contrasting work surfaces, radiator, partial tiled floors, wood effect flooring, built in electric oven, hob and extractor, uPVC double glazed window to the side aspect, plumbing for an automatic washing machine.

## Conservatory

17'4" x 8'9"

With a range of uPVC double glazed windows and French doors, wood effect flooring.

## 2nd Reception Room

14'10" x 10'4"

With stairs to the 1st floor, wood effect flooring and radiator, uPVC sliding doors to the conservatory

## Lounge

19'4" x 11'10" (5.90 x 3.63)

With two uPVC double glazed windows to the front aspect, two radiators and wood effect flooring.

## Bathroom

With panel bath, low level wc and vanity wash hand basin, a uPVC double glazed window to the side aspect, tiled walls and floor

## Stairs to the 1st floor

With loft access

## Bedroom One

16'5" x 9'5" max

With uPVC double glazed window to the front aspect, radiator and carpet flooring, fitted furniture

## Bedroom Two

11'8" x 9'5"

With wood effect flooring, radiator and uPVC double glazed window

## Bedroom three

11'5" x 9'1"

With carpet flooring and radiator, uPVC double glazed window

## Wc

With storage cupboard housing the boiler, a uPVC double glazed window, low level wc and wall hung wash hand basin, wood effect flooring.

Tel: 01482 877177

## Outside

To the front and side of the house there is a generous lawn garden with a variety of mature shrubs and plants, the garden has low level timber fence boundaries.

To the rear of the house there is a low maintenance garden with high level timber fence boundaries and access to the detached garage with up/over door and power.

## Disclaimer

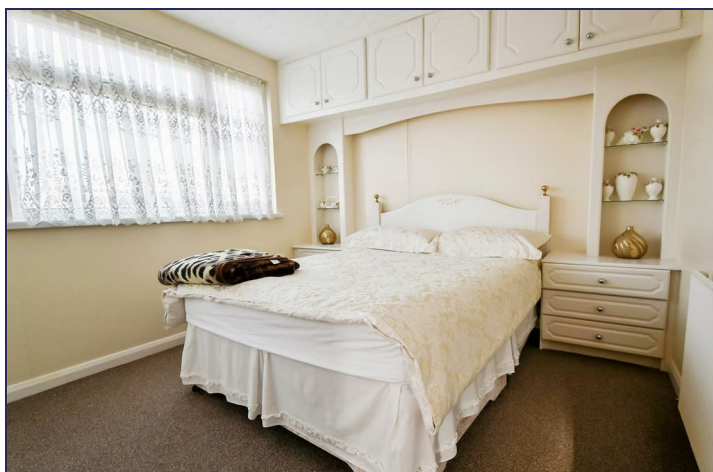
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## Agents Notes

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.

## 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.



Road Map



Hybrid Map



Terrain Map



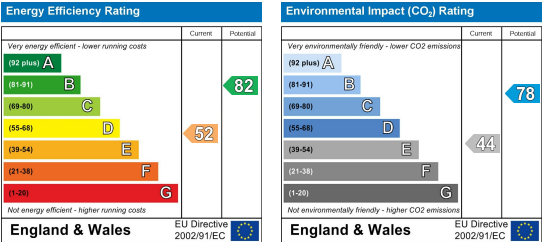
Floor Plan



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



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