

Whitakers

Estate Agents



140 Jendale, Hull, HU7 4BE

Asking Price £170,000

This OUTSTANDING 3 Bedroom Semi-Detached property really does need to be viewed to be fully appreciated!

Much improved by the current owners to the highest standard, the property is presented in true "move-in" condition and would be ideal for Families and First time buyers alike!

Ideally positioned at the foot of a peaceful cul-de-sac, well situated for local shops, amenities and highly regarded schools, the property is also just a short distance from Kingswood Retail Park and its wide range of leisure and retail facilities.

Tastefully and stylishly presented throughout, the property briefly comprises front entrance porch, spacious lounge and recently installed dining kitchen to the ground floor whilst to the first floor there are 3 generous bedrooms and a modern family bathroom to the first floor.

Having the additional benefit of front and rear gardens and a garage together with uPVC glazing and gas central heating, internal viewing is highly essential to fully appreciate the standard of accommodation available!

The Accommodation Comprises

Front Porch

uPVC door into front porch with uPVC windows and carpeted flooring and uPVC door into....

Lounge 15'8 x 17'3 max (4.78m x 5.26m max)



With uPVC window to front aspect, laminate flooring, central heating radiator, under stair cupboard and stairs to first floor.

Dining Kitchen 15'8 x 10'11 max (4.78m x 3.33m max)



Stunning contemporary dining kitchen with a range of fitted wall and base units, contrasting work surfaces and splashbacks. 5 ring gas hob with extractor over and electric fan oven below. Composite sink drainer with mixer taps, integrated fridge/freezer, washing machine and dish washer. Tiled flooring, tower radiator, space for family dining, feature panelled wall and uPVC window and French doors into rear garden.

First Floor Landing



With carpeted flooring, storage cupboard and loft access hatch.

Bedroom One 14' x 9' (4.27m x 2.74m)



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

Bedroom Two 9'8 max x 10'11 (2.95m max x 3.33m)



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

Bedroom Three 6'3 x 9' (1.91m x 2.74m)



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

Family Bathroom



Modern bathroom comprising shaped bath with dual head mains shower over and fitted screen, low flush wc and vanity hand wash basin. Bathroom laminate flooring, heated towel rail, wall panelling and uPVC window to rear aspect.

Outside



To the front of the property is a lawned garden with hedging and timber fencing to perimeters.

The rear garden features artificial lawn, decked patio seating area, pergola with further decked seating area, timber fencing to perimeters and rear gate access whilst internal gate leads to the side of the property access door to the garage and handy bin storage area.

Garage

The detached garage is located at the rear of the property with up and over door, electric supply and rear uPVC entrance door and window.

Tenure

The property is Freehold

Council Tax

Council Tax band B

Kingston upon Hull City Council

EPC

EPC Awaited

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 - Very Low

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

Broadband - Basic 21 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

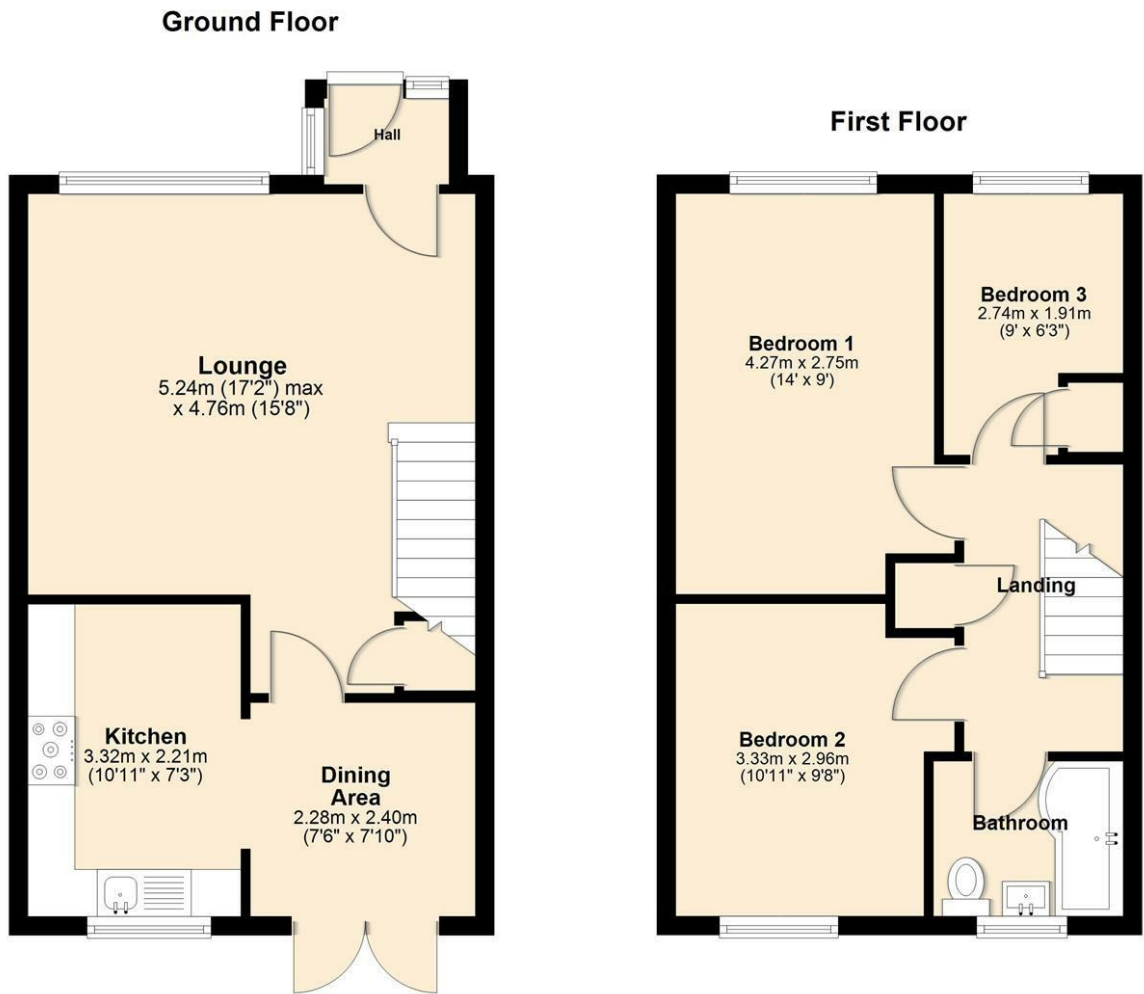
Coalfield or Mining Area - No

Planning - No

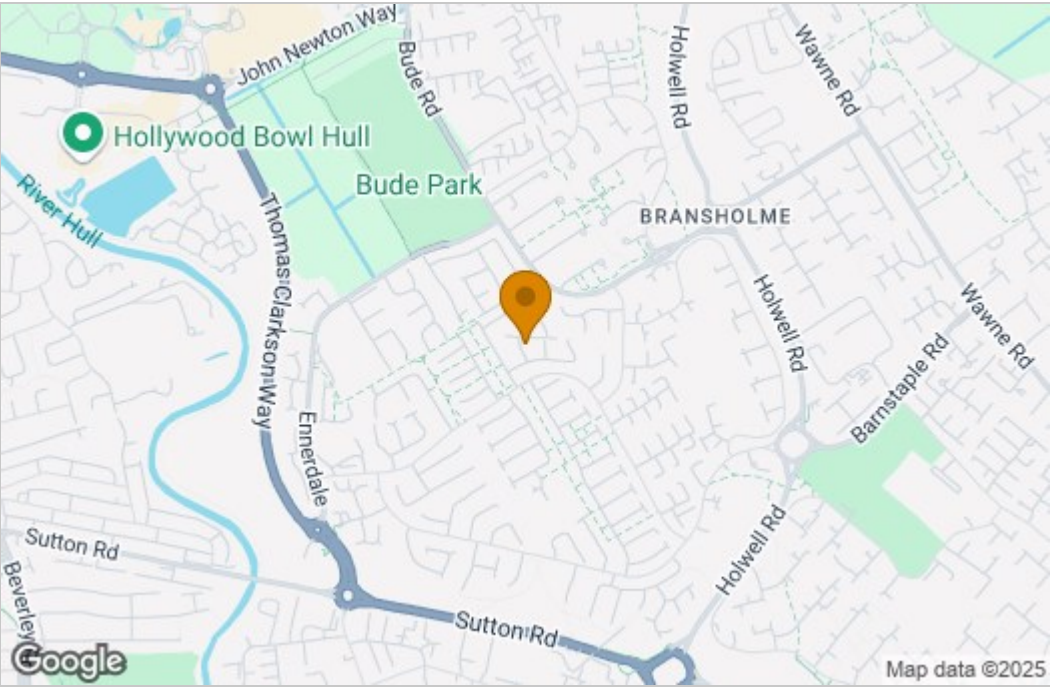
Whitakers Estate Agent Declaration:

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.

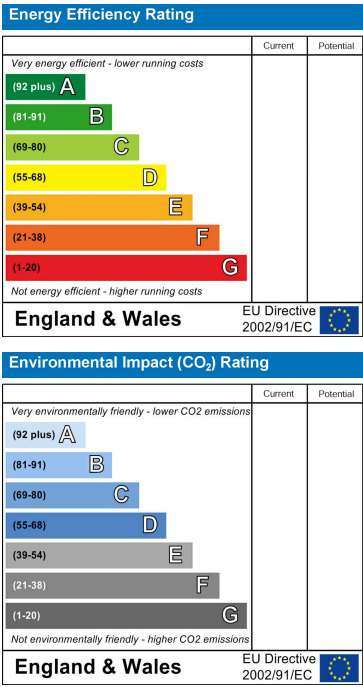
Floor Plan



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.