

# Whitakers

Estate Agents



## 12 Evergreen Drive, HU6 7YD

**Asking Price £149,950**

SITUATED TO THE NORTH OF THE CITY ON THE ATTRACTIVE " GREEN ACRES" DEVELOPMENT, HANDILY PLACED FOR ALL LOCAL AMENITIES AND THE SHOPPING AND LEISURE FACILITIES THAT KINGSWOOD HAS TO OFFER, THIS MODERN STYLE SEMI DETACHED HOUSE WILL APPEAL TO THE FIRST TIME BUYER, THE SMALL FAMILY AND THE PURCHASER LOOKING TO DOWN SIZE.

THE ACCOMMODATION BRIEFLY COMPRISES STORM PORCH, LOUNGE, FITTED DINING KITCHEN, CONSERVATORY, TWO FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

WITHIN PLEASANT GARDENS AND HAVING A SIDE DRIVEWAY TO ACCOMMODATE OFF STREET PARKING, THE PROPERTY ALSO ENJOYS EASY TRANSPORT LINKS TO THE HULL CITY CENTRE AND BEVERLEY AND INTERNAL INSPECTIONS ARE ENCOURAGED.

Storm Porch  
Giving access to;

Lounge 17'7" x 12'1" (5.37 x 3.69)



Window to the front aspect, Adam style fire surround incorporating a built in gas fire, radiator and a staircase off.

Fitted Dining Kitchen 8'7" x 12'1" (2.63 x 3.69)



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with mixer tap. Partially tiled walls, plumbing for an automatic washing machine, a radiator and integrated appliances include an electric oven, four ring gas hob and a an overhead extractor canopy.

Conservatory 9'3" x 9'11" (2.84 x 3.04)



Having a radiator and French Doors giving access to the rear garden.

First Floor Landing

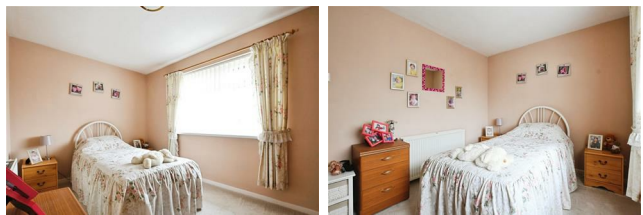
Window to the side aspect and giving access to;

Bedroom One 8'7" x 12'1" (2.64 x 3.69)



Window to the rear aspect and a radiator.

Bedroom Two 8'3" x 12'1" (2.52 x 3.69)



Window to the front aspect and a radiator.

Bathroom



A suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. There is a "telephone" style shower attachment, a radiator, an extractor fan and an airing cupboard.

Gardens



To the front of the property is a garden laid to decorative aggregates and to the rear a garden laid to decorative aggregates with stocked borders and a paved patio area.

## Off Street Car Parking



Via a side driveway

Council Tax  
Hull City Council band B

EPC  
EPC Rating D

Tenure  
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.

### Whitakers Estate Agent Declaration:

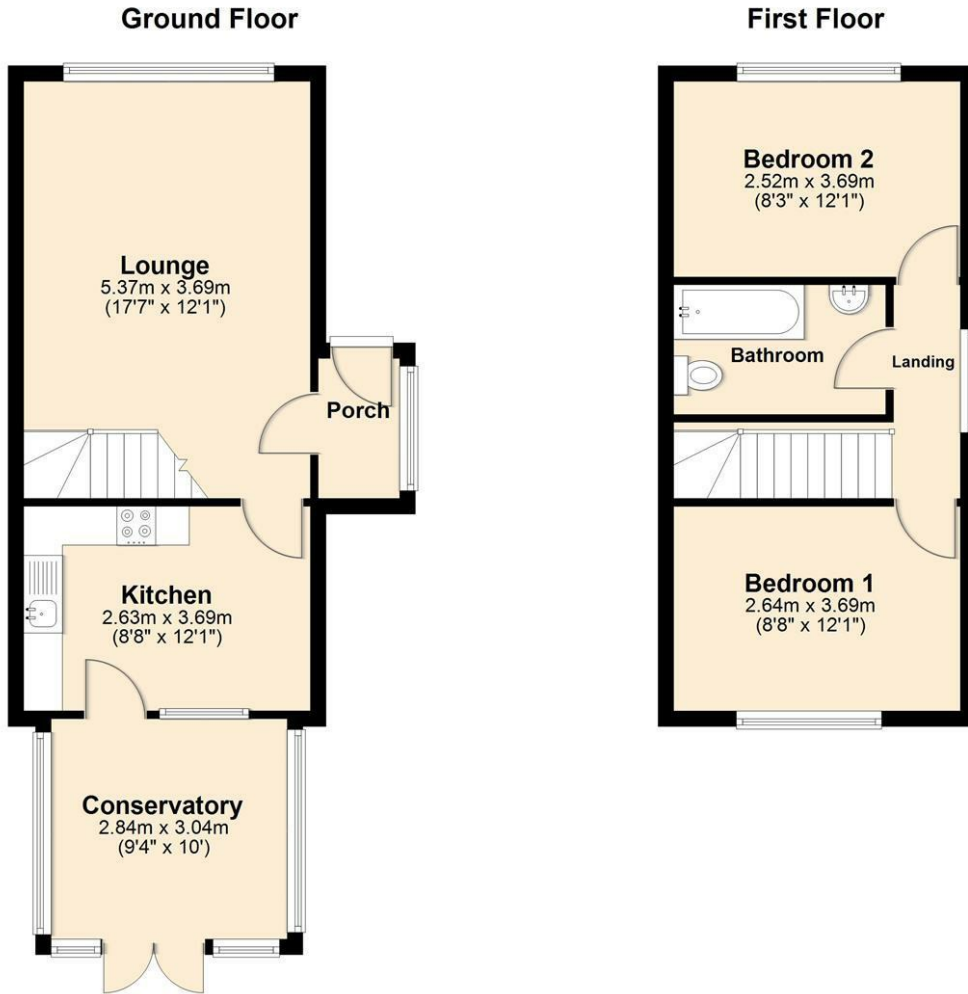
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a

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.

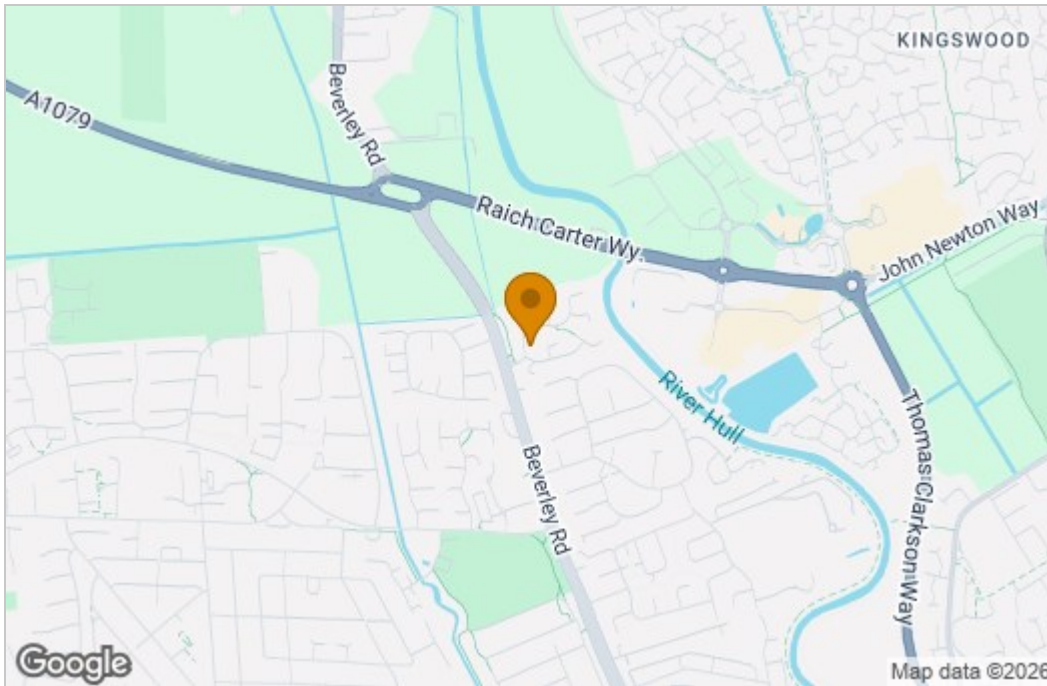
### Material Information:

Construction - Brick under tiled roof  
Conservation Area - No  
Flood Risk -Very low  
Mobile Coverage/Signal - EE/ Three/Vodafone/ O2  
Broadband - Basic 5 Mbps Ultrafast 10000 Mbps  
Coastal Erosion - No  
Coalfield or Mining Area -No

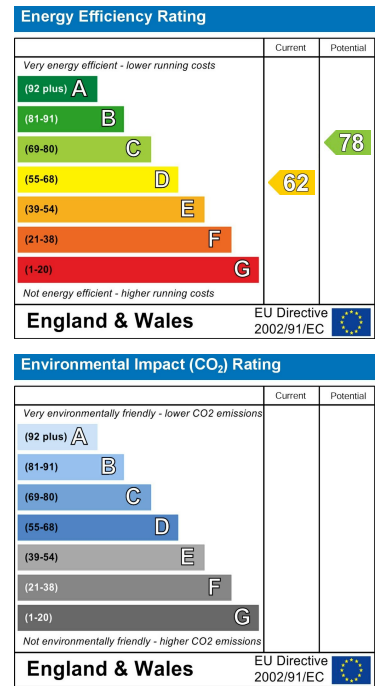
# Floor Plan



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.