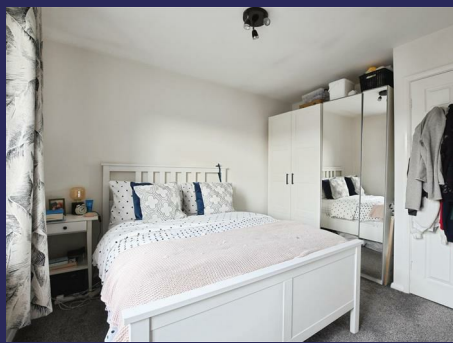


# Whitakers

Estate Agents



## 6 Templewaters, Hull, HU7 3JN

**Offers Over £140,000**

LOCATED JUST A SHORT WALK AWAY FROM ALL OF THE SHOPPING AND LEISURE AMENITIES THAT KINGSWOOD HAS TO OFFER, THIS MODERN END "MEWS" TYPE PROPERTY IS A GOOD OPPORTUNITY FOR THE FIRST TIME BUYER TO GAIN A FOOHOLD ON THE PROPERTY LADDER.

THE ACCOMMODATION COMPRISES ENTRANCE HALL, CLOAK ROOM, LOUNGE, FITTED DINING KITCHEN WITH APPLIANCES, TWO FIRST FLOOR BEDROOMS AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING. WITH CAR PARKING AMENITIES FOR TWO VEHICLES TO THE FRONT AND A PLEASANT REAR GARDEN WITH LOW MAINTENANCE IN MIND TO THE REAR, THIS WELL PRESENTED COSY HOME SHOULD BE VIEWED INTERNALLY TO APPRECIATE AND APPOINTMENTS ARE WELCOME.



### Entrance Hall

With attractive laminate flooring and giving access to;

### Cloak Room



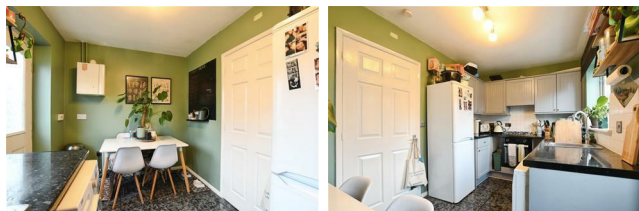
Having a low level wc unit, wash hand basin and a radiator.

### Lounge 12'10" x 12'9" (3.92 x 3.89)



With open plan staircase off, window to the front aspect, two radiators and a useful under stairs storage cupboard

### Fitted Dining Kitchen 7'6" x 12'9" (2.29 x 3.89)



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel one and a half bow sink unit with mixer tap. Window to the rear aspect, tiled floor and partially tiled walls, plumbing for an automatic washing machine and integrated appliances include an electric oven, a four ring gas hob and an over head filter hood.

### Bedroom One 11'1" x 12'9" (3.38 x 3.89)



Window to the front aspect, a radiator and a built in storage cupboard.

### Bedroom Two 10'11" x 6'11" (3.33 x 2.13)



Window to the rear aspect and a radiator.

### Bathroom



A white suite to comprise a shower bath, wash hand basin with a pedestal and a low level wc unit. Tiled walls, a chrome heated towel rail and there is an electric shower unit over the bath with a shower screen to the bath side.

### Outside



To the front of the property is allocated car parking and to the rear an enclosed garden with low maintenance in mind being laid to artificial lawn, a paved patio area, decorative aggregates and there is a garden storage shed.

### 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.

#### 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.

#### 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.

#### Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk -Very low

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

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

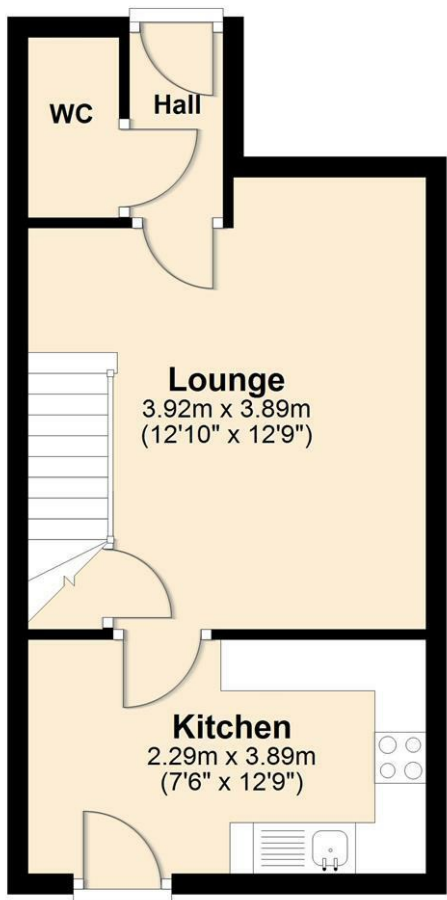
Planning -No

#### Whitakers Estate Agent Declaration:

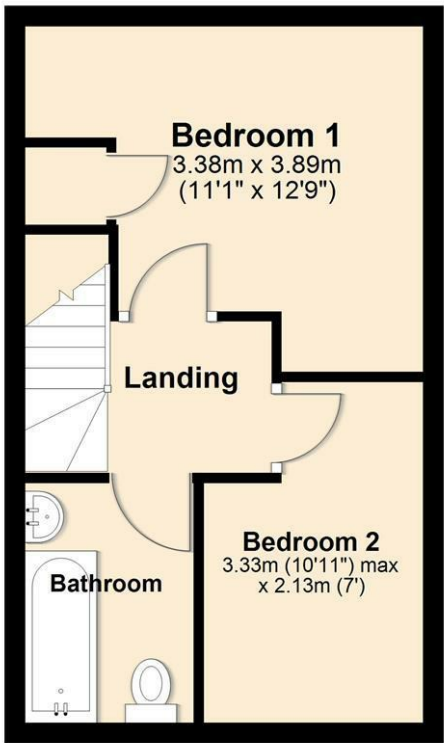
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

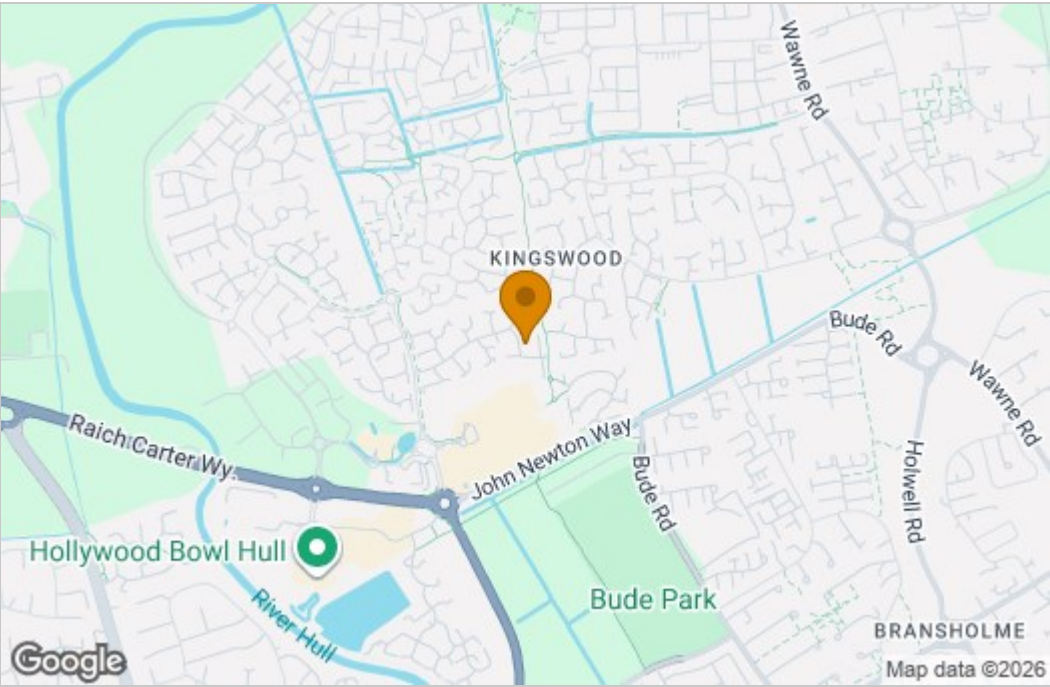
Ground Floor



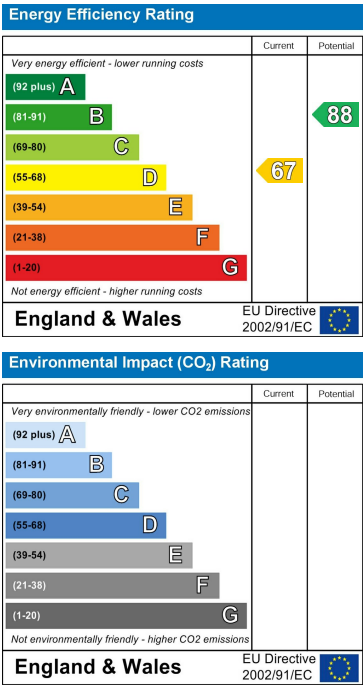
First Floor



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 firms employment has the authority to make or give any representation or warranty in respect of the property.