

Whitakers

Estate Agents



55 Astral Way, Hull, HU7 4YA

Guide price £155,000

GUIDE PRICE £155,000 TO £165,000

Situated to the East of the City, handily placed for all of the excellent amenities that Sutton village has to offer and within easy reach of the shopping and leisure amenities at Kingswood, this semi detached chalet style bungalow ideally suits the growing family

The accommodation comprises lounge, dining room, fitted kitchen, bathroom and master bedroom to the ground floor and two bedrooms of good proportion with a landing offering possible office space for the remote employee to the first floor. With gas central heating to radiators and double glazing, the property enjoys pleasant gardens and has a brick built garage accessible via a driveway which can accommodate a number of vehicles for further of street parking amenities.

Appointments to view are encouraged.

The Accommodation Comprises

Fitted Kitchen 12'5" x 9'8" (3.81 x 2.97)



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with mixer tap. Windows to two aspects allowing plenty of natural light, tiled floor and partially tiled walls, spotlights to the ceiling, a radiator, plumbing for an automatic washing machine and integrated appliances include an electric oven, four ring gas hob and an over head extractor canopy.

Lounge 14'0" x 10'9" (4.27 x 3.30)



Window to the front aspect, feature Adam style fire surround, laminate flooring and a radiator.

Dining Room 10'10" x 8'5" (3.31 x 2.59)



Laminate flooring, a radiator and French Doors to the rear aspect give access to the conservatory.

Conservatory 8'0" x 8'5" (2.44 x 2.59)



Tiled flooring, uPVC windows and door to the rear aspect giving access to the rear garden.

Master Bedroom 15'7" x 9'8" (4.77 x 2.95)



"Velux" style window, a radiator, built in storage cupboard and a storage void.

Bathroom



A white suite to comprise, wash hand basin with a half pedestal and a low level wc. Tiled floor and walls, spotlights to the ceiling and there is a plumbed shower unit within an independent corner enclosure.

First Floor Landing



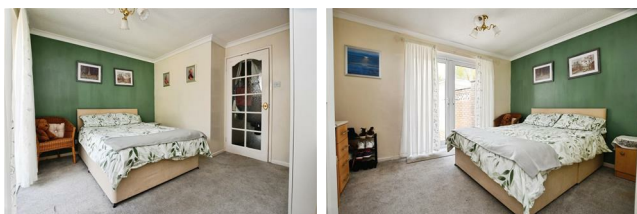
Having a "Velux" style window and storage voids. There is ideal space for an office area which would suit the remote employee working from home

Bedroom Two 10'11" x 10'9" (3.34 x 3.30)



Window to the front aspect and a radiator.

Bedroom Three 10'9" x 12'0" (3.30 x 3.68)



French Doors to the rear aspect, again giving access to the rear garden and radiator.

Gardens



There is an enclosed garden to the front of the property and to the rear a garden laid to lawn with a decking seating area.

Garage

Brick built with power supplied and accessible via a driveway which can accommodate a number of vehicles for off street parking amenities.

Tenure

The property is Freehold

Council Tax

Council Tax Band B

EPC

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 under tiled roof

Conservation Area - No

Flood Risk -Low

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

Broadband - Basic 5 Mbps and Ultrafast 10000 Mbps

Coastal Erosion - No

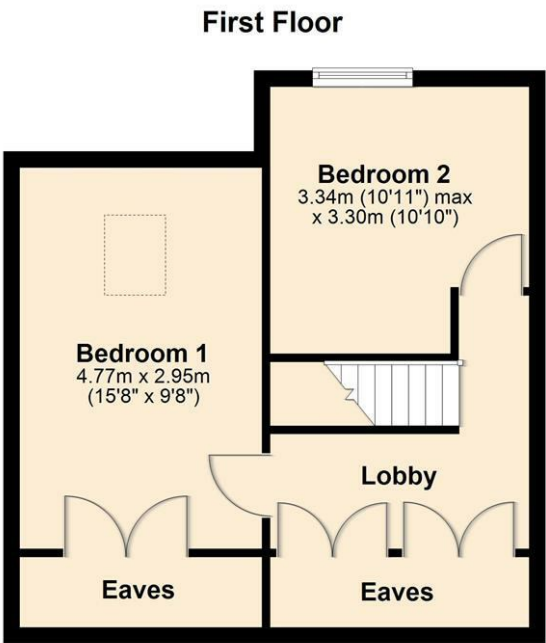
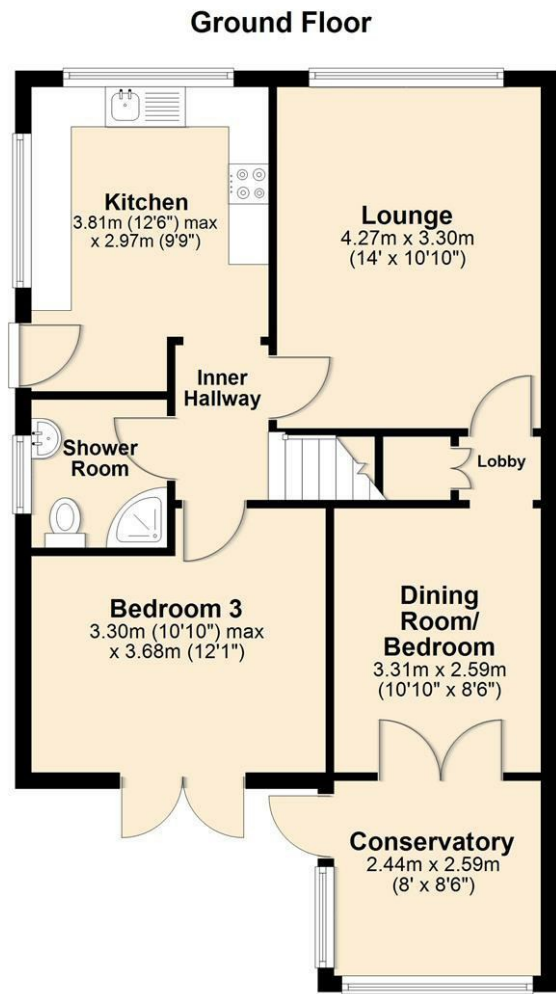
Coalfield or Mining Area -No

Planning -no

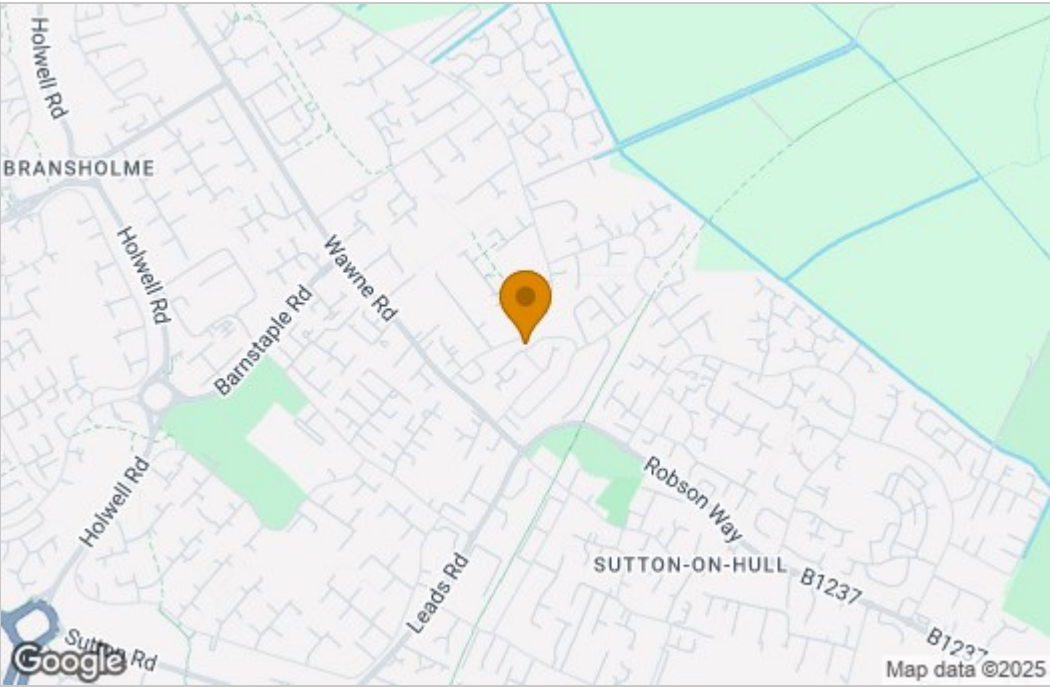
Whitakers Estate Agent Declaration:

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.

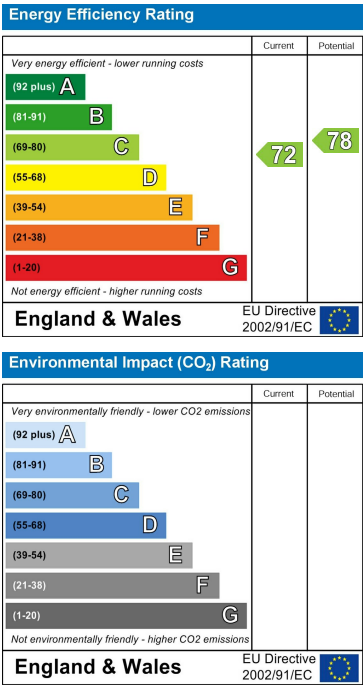
Floor Plan



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.