

# Whitakers

Estate Agents



## 14 Astral Close, Hull, HU7 4XY

**£179,950**

ENJOYING A POPULAR CUL-DE-SAC LOCATION TO THE EAST OF THE CITY, WITHIN EASY REACH OF ALL OF THE KINGSWOOD SHOPPING AND LEISURE AMENITIES AND JUST A STROLL TO THE VILLAGE OF SUTTON-ON-HULL, THIS EXTENDED MODERN STYLE SEMI DETACHED HOUSE WILL APPEAL TO THE PURCHASER LOOKING FOR THAT LITTLE BIT OF EXTRA ROOM.

THE PROPERTY BRIEFLY AFFORDS ENTRANCE HALL, LOUNGE THROUGH TO A DINING AREA, FITTED KITCHEN WITH APPLIANCES, THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A FAMILY BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING. SET WITHIN PLEASANT GARDENS WITH A SIDE DRIVEWAY TO A GARAGE, THE PROPERTY IS WELL PRESENTED THROUGHOUT AND APPOINTMENTS TO VIEW ARE WELCOME.

## The Accommodation Comprises

### Entrance Hall



With staircase off and a radiator.

Lounge 25'7" x 11'9" (7.82 x 3.6)



Window to the front aspect and a radiator. Feature archway gives access to:

### Dining Area



With French Doors and a radiator and giving access to;

Day Room 7'8" x 7'3" (2.36 x 2.23)

French Doors allowing plenty of natural light, giving access to the rear garden and having a radiator.

Fitted Kitchen 18'6" x 9'1" (5.66 x 2.79)



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset ceramic one and a half bowl sink unit with mixer tap. Windows to the rear and side aspects, a

contemporary style radiator, plumbing for an automatic washing machine and integrated appliances include an electric oven and grill, four ring gas hob and a stainless steel over head extractor canopy.

### First Floor Landing



Window to the side aspect, built in storage cupboard and gives access to:

Bedroom One 12'11" x 12'0" (3.94 x 3.68)



Window to the front aspect, spotlights to the ceiling, a contemporary style radiator and fitted wardrobes.

Bedroom Two 10'11" x 9'10" (3.34 x 3.00)



Window to the rear aspect, spotlights to the ceiling, a radiator and fitted wardrobes.

Bedroom Three 9'10" x 7'6" (3.01 x 2.30)



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

### Bathroom 7'7" x 5'6" (2.32 x 1.68)



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

### Gardens



To the front of the property is an open plan garden which is laid to block paving and decorative aggregates and to the rear an enclosed garden laid to paved patio with low maintenance in mind and there is an outside tap and electricity supply.

### Council Tax

### 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/Tile

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 6 Mbps Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

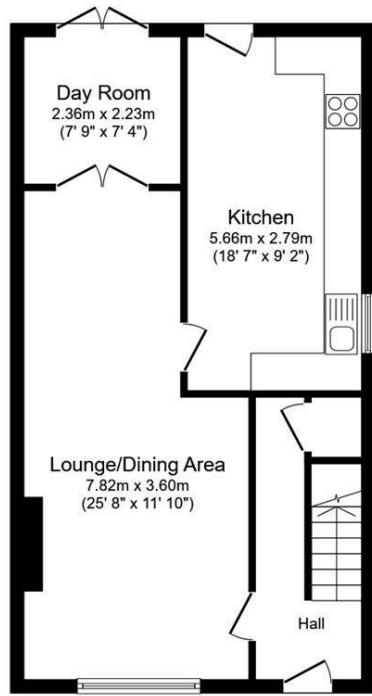
#### Whitakers Estate Agent Declaration:

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.

#### Off Street Parking

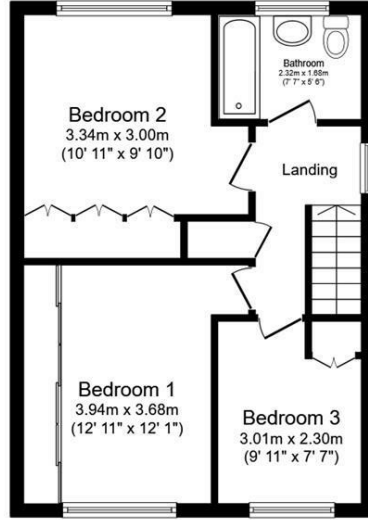
Via a side driveway which give access to a single garage having a roller shutter vehicular door and a side personnel door.

# Floor Plan



**Ground Floor**

Floor area 55.5 sq.m. (597 sq.ft.)



**First Floor**

Floor area 42.2 sq.m. (454 sq.ft.)

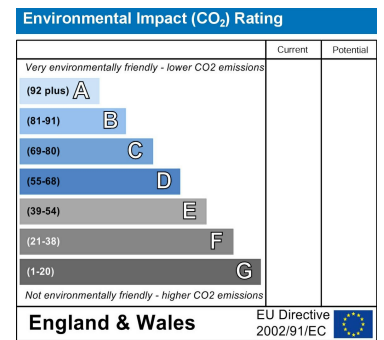
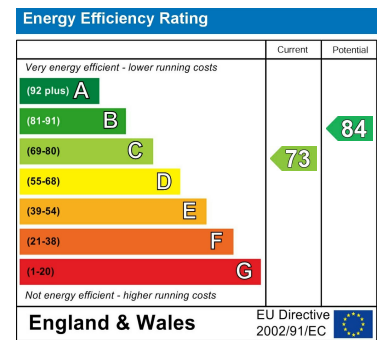
Total floor area: 97.7 sq.m. (1,052 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# 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.