

Whitakers

Estate Agents



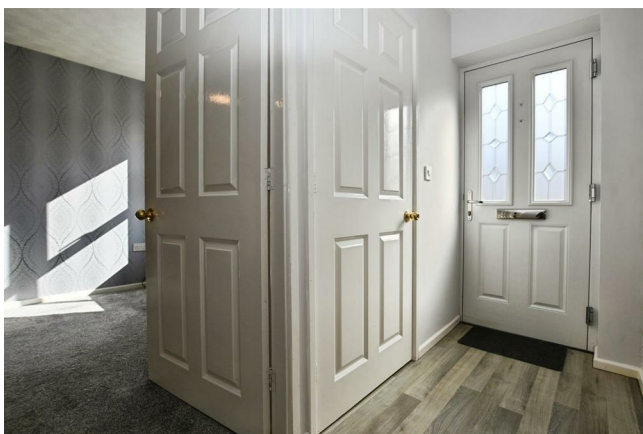
20 Bells Road, Hull, HU12 8QR

Asking Price £175,000

*** £5,000 allowance towards deposit ***

Situated in the sought after market town of Hedon, handily placed for link roads to the Hull City centre and the East Coast and a stroll to local schools and shops, this modern style semi detached property ideally suits the growing family. The accommodation briefly comprises entrance hall, cloak room, lounge, fitted dining kitchen with appliances, three first floor bedrooms and a bathroom and is set within gardens of good proportion. Having gas central heating to radiators and double glazing, there is a brick built garage with parking space to the front. Well presented throughout, internal inspection is encouraged.

Entrance Hall 13'11" x 8'6" max (4.25 x 2.60 max)



Attractive laminate flooring, staircase off and a radiator

Cloak Room



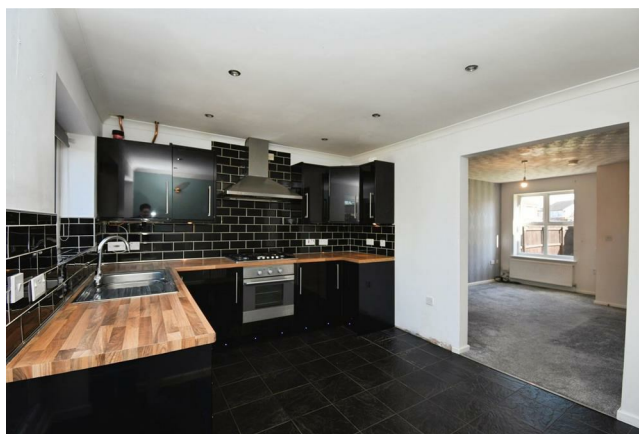
Ideal for the children and guests, there is a dual flush low level wc , wash hand basin within a vanity unit and a radiator.

Lounge 14'7" x 10'5" max (4.45 x 3.20 max)



Window to the front aspect, feature fire surround with contemporary electric fire, radiator, useful under stairs storage cupboard and opens to:

Fitted Dining Kitchen. 13'11" x 10'2" (4.25 x 3.10)



A lovely range of fitted floor and wall units with black gloss effect fronts and contrasting preparation surfaces having an inset stainless steel sink unit and mixer tap. Tiled floor and partially tiled walls to match the kitchen units, spotlights to the ceiling, plumbed for an automatic washing machine, a radiator, window to the rear aspect and integrated appliances include an electric oven, five ring gas hob , an overhead stainless steel extractor canopy and to the dining area there are French Doors giving access to the rear garden.

Landing



Bedroom One 13'11" x 8'6" max (4.25 x 2.60 max)



Two windows to the front aspect spotlights to the ceiling, storage cupboard and a radiator

Bedroom Two 10'5" x 7'4" (3.20 x 2.25)



Window to the rear aspect and a radiator.

Bedroom Three 7'10" x 6'6" (2.40 x 2.00)



Window to the rear aspect and a radiator

Bathroom



A white suite to comprise a panelled shower bath, wash hand basin with a pedestal and a low level wc. Partially 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.

Gardens



To the front of the property is an open plan garden of good proportion laid to lawn. To the rear is an enclosed garden, again laid to lawn with a substantial raised decking seating area and enjoying an open aspect beyond.

Garage

Accessible at the front of the property being brick built with an up and over vehicular door and having parking in front of it

Council Tax

East Riding of Yorkshire 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.

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, O2 and Three

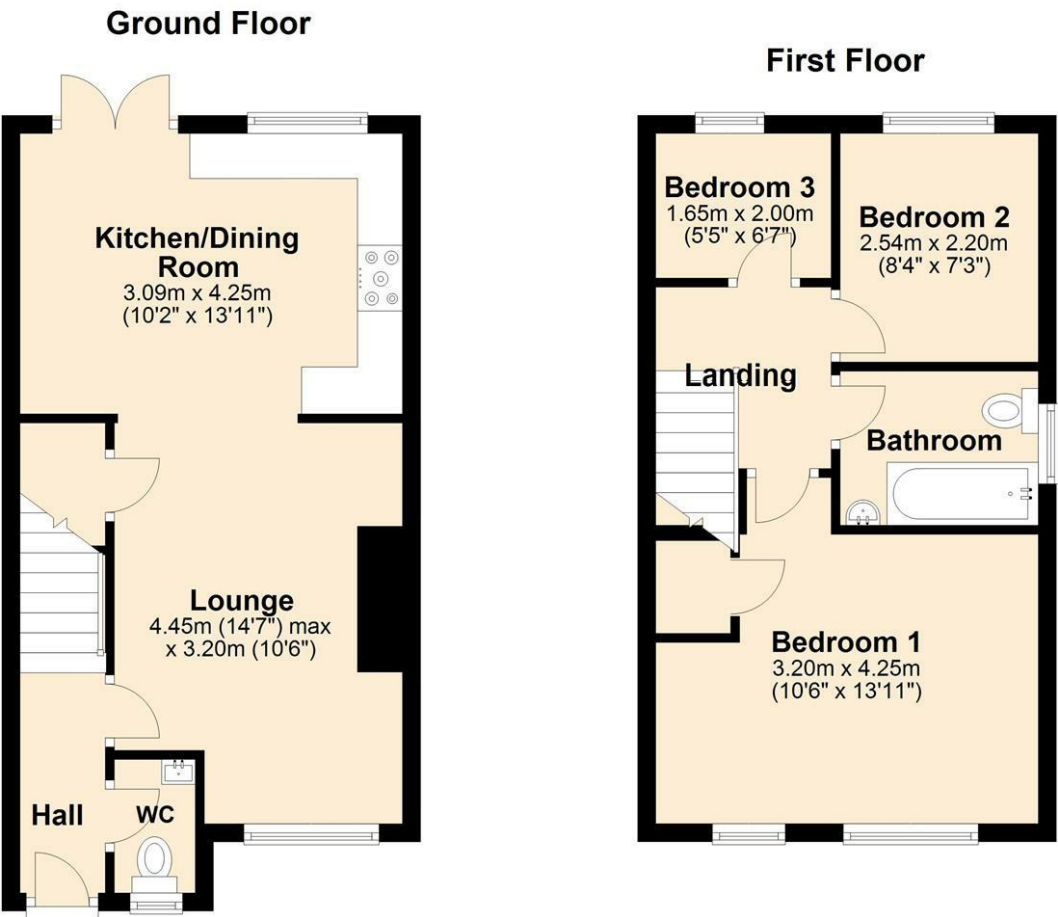
Broadband - Basic 17 Mbps and Ultrafast 1000 Mbps

Coastal Erosion - No
Coalfield or Mining Area -No
Planning - not applicable

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

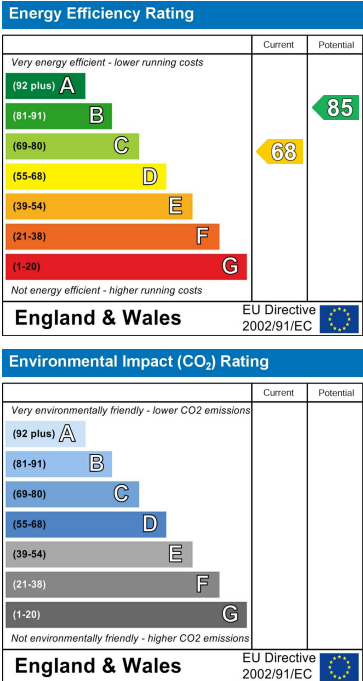


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.