

Whitakers

Estate Agents



12 Calderdale, Hull, HU7 4AN

Offers Around £153,000

Extended semi-detached property situated on Sutton Park, being offered to the market with vacant possession and no onward chain.

The accommodation briefly comprises: entrance hall, through lounge dining room, fitted kitchen and breakfast room to the ground floor with three bedrooms and a family bathroom to the first floor.

There is a low maintenance front garden and an enclosed rear garden with a detached single garage.

The property benefits from having Upvc double glazing, gas fired central heating and solar panels.

The Accommodation Comprises

Front External



Ground Floor

Entrance Hall



An external Upvc entrance door with an obscured double glazed panel insert with a matching Upvc obscured double glazed side-light leads into the entrance hall. Having a central heating radiator, coving to the ceiling and where a flight of stairs lead to the first floor accommodation, beneath which there is a built-in understairs storage cupboard which houses the gas meter and consumer unit.

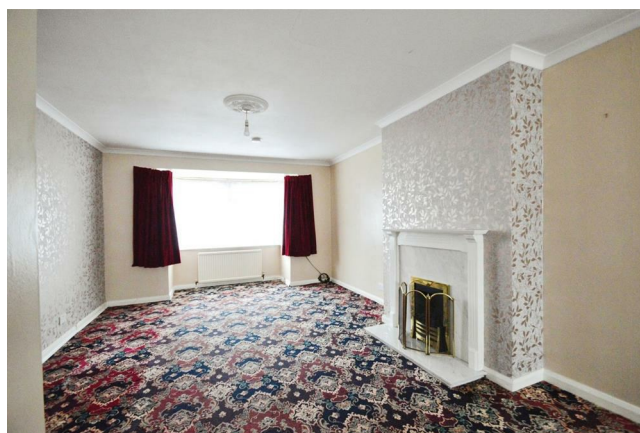
Through Lounge Dining Room 28'5" (into bay window) x 12'3" (to 8'11") (8.68m (into bay window) x 3.75m (to 2.74m))



The focal point of the room being the feature fireplace with an 'Adam' style surround in white, marble effect back and hearth with inset coal effect 'living flame' gas fire within a brass effect

grate. There are two central heating radiators, coving and two roses to the ceiling.

Lounge Area



Dining Area



Kitchen 11'2" x 9'1" (3.41m x 2.78m)



Being fitted with a range of units in a Maple wood effect finish with brushed steel effect fittings comprising: wall mounted eye-level units, plate rack, drawers and base units with a complementary fitted worksurface over which incorporates a stainless steel sink and drainer unit with mixer tap. Having space and point for a gas cooker, space for a larder style fridge freezer, plumbing for an automatic washing machine, a Upvc double glazed window to the side elevation, coving to the ceiling, a tile effect vinyl finish to the floor and a chequerboard tiled splashback finish to the walls. An open archway leads from the kitchen into the breakfast room.

Breakfast Room 9'7" x 8'8" (2.93m x 2.65m)

Having a fitted base unit and drawer in a Maple wood effect finish with a complementary fitted work surface over. There are Upvc double glazed sliding patio doors to the side elevation, an external Upvc entrance door with an obscured double glazed panel insert to the rear elevation and coving and a rose to the ceiling.

First Floor Accommodation

Landing



Having a Upvc double glazed window to the side elevation, coving and a loft hatch access to the ceiling and a built-in airing cupboard with shelving.

Bedroom One 14'4" x 10'9" (4.37m x 3.30m)



Having a range of fitted furniture comprising: wardrobes, overhead storage cupboards, bedside drawers and corner shelving units together with a matching dressing table unit with incorporated drawers. There is a central heating radiator, a Upvc double glazed window to the front elevation and coving to the ceiling.

Bedroom Two 11'3" x 9'6" (3.44m x 2.90m)



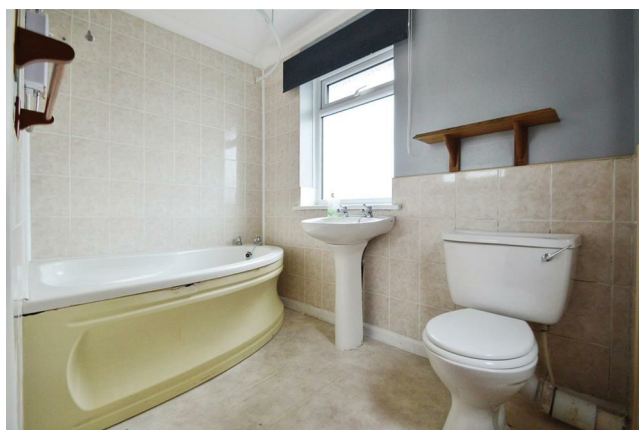
Having a central heating radiator and a Upvc double glazed window to the rear elevation.

Bedroom Three 7'5" (to 4'2") x 6'3" (to 9'2") (2.28m (to 1.29m) x 1.93m (to 2.80))



Having a Upvc double glazed window to the front elevation, a central heating radiator and coving to the ceiling.

Bathroom 8'7" x 5'4" (2.63m x 1.64m)



Being fitted with a three piece suite comprising: curved bath with 'Hydro' shower over, a pedestal wash basin and a low level W.C. suite. There is a central heating radiator, Upvc obscured double glazed windows to both the rear and side elevations, coving to the ceiling, a partially tiled finish to the floor and a vinyl finish to the floor.

External



There is a low maintenance garden to the front of the property which is laid to decorative aggregates.

To the rear of the property there is an enclosed garden with areas laid to paving stones and lawn with timber fencing to the boundaries.

Garaging

Detached single garage with up-and-over access door, a side personnel door and window to the rear elevation.

Tenure

The Tenure of this property is Freehold.

Council Tax Band

Local Authority - Kingston-Upon-Hull.

Council Tax Band 'B'

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Medium

Mobile Coverage / Signal -

Broadband - Basic 9 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Solar Panels

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 sale 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.

Additional Services

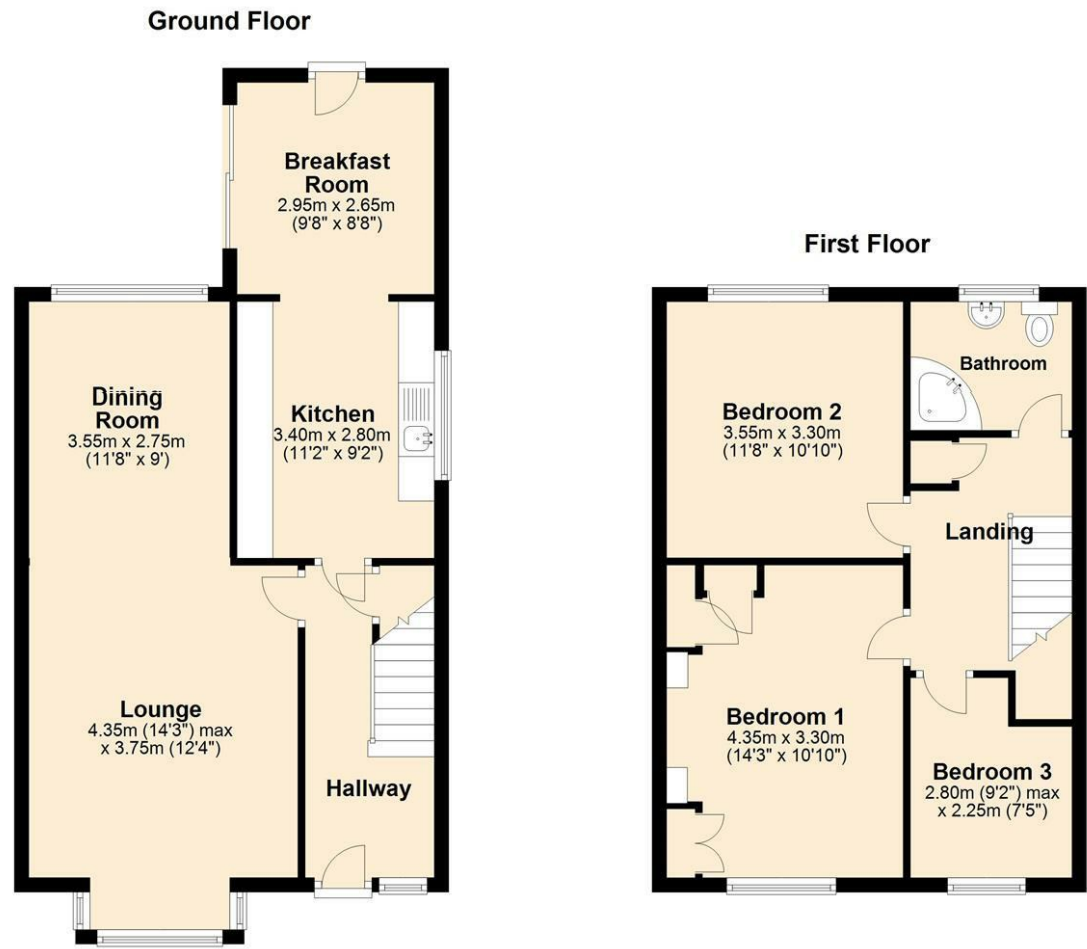
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

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.

Whitakers Estate Agent Declaration

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Floor Plan

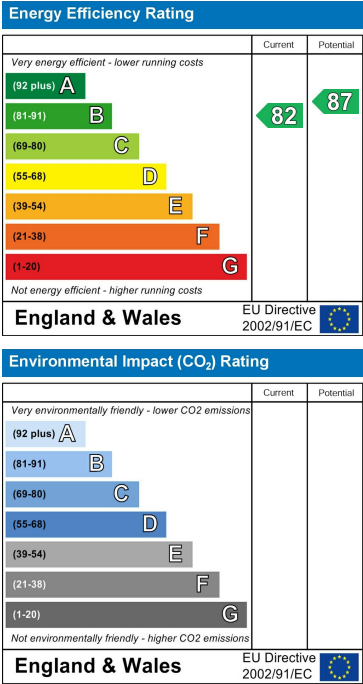


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.