Whitakers
Estate Agents









# 4 Isleworth Close, Hull, HU8 0TA

## £180,000

Located on this popular development to the east of the city, handily placed for all of the fabulous amenities that Sutton Village has to offer, this modern-style end terrace property is ideally suited to the growing family.

Beautifully presented throughout, the accommodation briefly comprises entrance hall, cloakroom, lounge, fitted kitchen, three bedrooms of good proportion, with the master enjoying en suite facilities, and a family bathroom.

Having gas central heating to radiators and double glazing, the property stands in pleasant gardens, and appointments to view internally are encouraged.

## Entrance Hall
Giving access to:

## Cloak Room



A low level wc, hand wash basin and a radiator.

## Lounge





Attractive laminate flooring useful under stairs storage cupboard, two radiators and French doors to the rear aspect allowing views and access to the rear garden.

## Fitted Kitchen



A lovely range of fitted floor and wall units having contrasting preparation surfaces with an inset sink unit with mixer tap. Window to the front aspect, spotlights to the ceiling, tiled floor and integrated appliances include an electric oven, four ring gas hob and a contemporary overhead extractor canopy.

## Master Bedroom



Window to the front aspect, a radiator and loft access

## En Suite



An electric shower unit within an independent enclosure, hand wash basin and a low level wc. There is also a radiator.

## Bedroom Two



Window to the rear aspect, laminate flooring and a radiator

## Bedroom Three



Window to the rear aspect, laminate flooring and a radiator.

## Family Bathroom



A white suite to comprise panelled bath, hand wash basin and a low level wc. Partially tiled walls and a radiator.

## Gardens





To the front of the property is a small open plan garden and to the rear, a garden of good proportion laid mainly to lawn with a decking seating area and pergola entertainment area. There is also a garden storage shed of good proportion.

## Off Street Car Parking



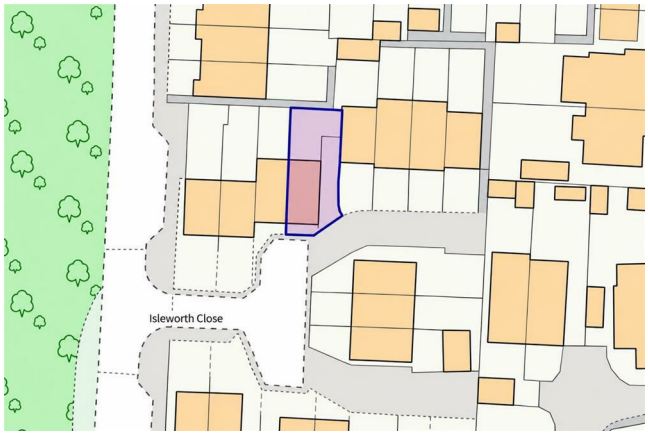
The property has a private side driveway.

## Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

## Land boundary



## 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.

## 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 a tiled roof
Conservation Area -No
Flood Risk -Very Low
Mobile Coverage/Signal - EE, Vodafone, Three and O2
Broadband -Basic 15 Mbps Ultrafast 10000
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

## Offering on a property
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

## Whitakers Estate Agent Declaration:

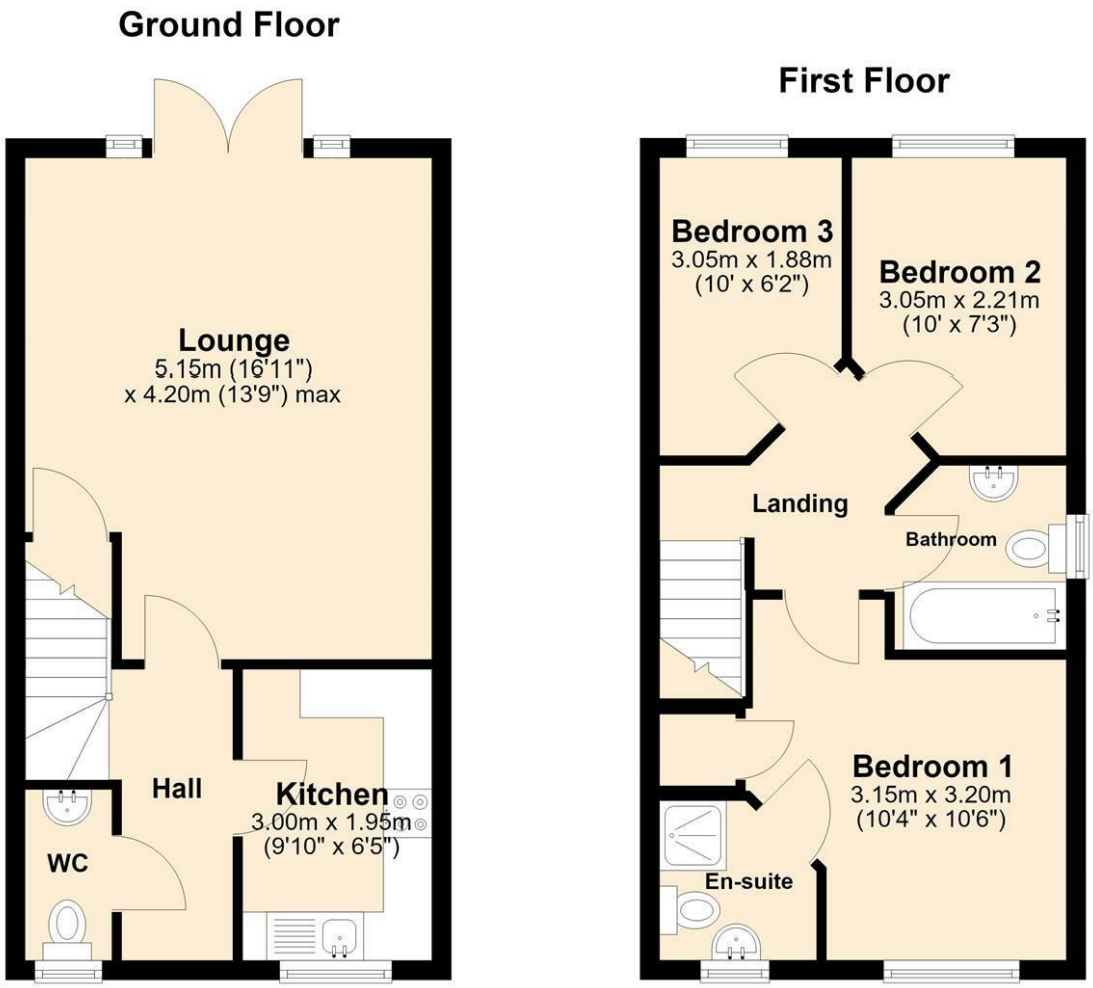
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

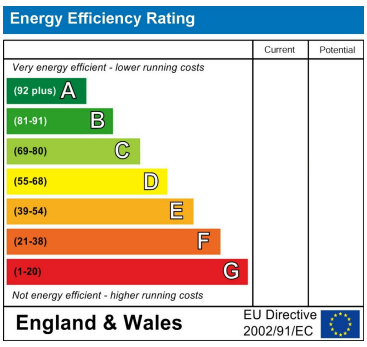
## Floor Plan

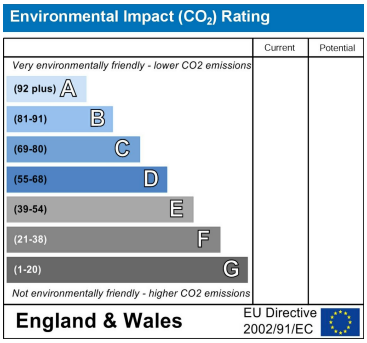



## Area Map




## Energy Efficiency Graph




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