

# Whitakers

Estate Agents



**46 Harbottle Way, Hull, HU7 3NX**

**Offers Over £145,000**

NESTLED WITHIN A QUIET CUL-DE-SAC OF THREE PROPERTIES, THIS MID "MEWS" TYPE PROPERTY IS IDEALLY SUITED TO THE FIRST TIME BUYER AND THE BUSY PROFESSIONAL.

ENJOYING ALL OF THE FABULOUS SHOPPING AND LEISURE AMENITIES THAT THE KINGSWOOD DEVELOPMENT HAS TO OFFER, THE PROPERTY BRIEFLY COMPRISES ENTRANCE HALL, OPEN PLAN LOUNGE AND FITTED KITCHEN WITH APPLIANCES, GROUND FLOOR CLOAK ROOM, TWO FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING. HAVING A PLEASANT ENCLOSED REAR GARDEN AND CAR PARKING AMENITIES WITHIN THE COURTYARD, APPOINTMENTS TO VIEW INTERNALLY ARE ENCOURAGED.



### Entrance Hall

With staircase off and a radiator.

### Lounge and Fitted Kitchen



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel one and a half bowl sink unit with mixer tap and a matching breakfast bar.. Window to the front aspect, plumbing for an automatic washing machine and integrated appliances include an electric oven, four ring gas hob, a stainless steel over head extractor canopy and a fridge/freezer. Opens to the lounge area which has a radiator and French Doors allowing plenty of natural light and access to the rear garden.

### Cloak Room



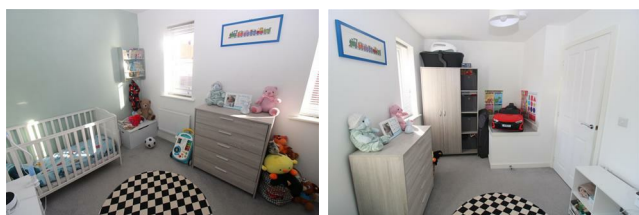
A low level wc unit, wash hand basin and a radiator.

### Bedroom One



Window to the rear aspect and a radiator.

### Bedroom Two



Two windows to the front aspect and a radiator. Includes the bulk head.

### Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc unit. Partially tiled walls, a radiator and there is a shower attachment to the bath with a shower screen to the bath side.

### Garden



An enclosed rear garden, laid to lawn and decorative aggregates with a paved patio area.

### Car Parking Amenities

The property is situated in a courtyard of three properties and car parking amenities are available.

### 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 tiled roof

Conservation Area - No

Flood Risk -Low

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

Broadband - Ultrafast 900 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

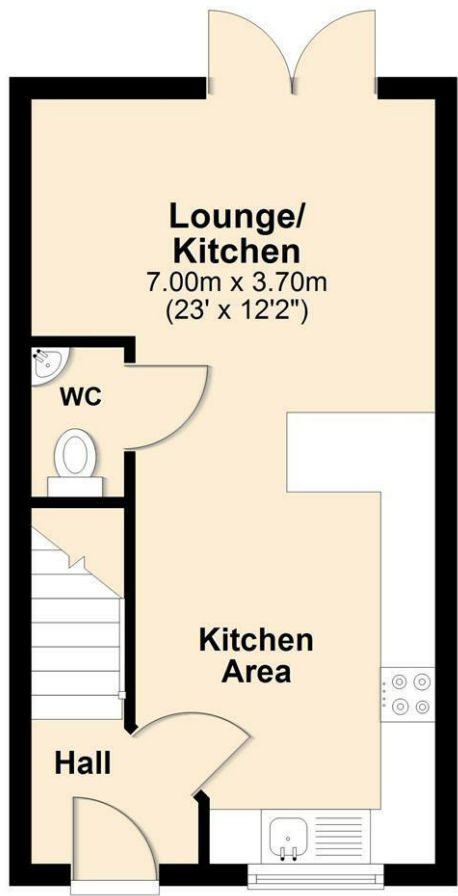
Planning - On going construction on the development

#### Whitakers Estate Agent Declaration:

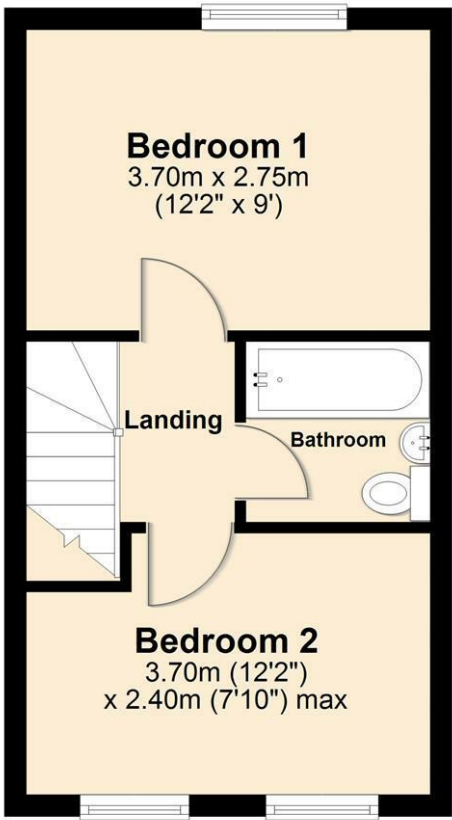
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Floor Plan

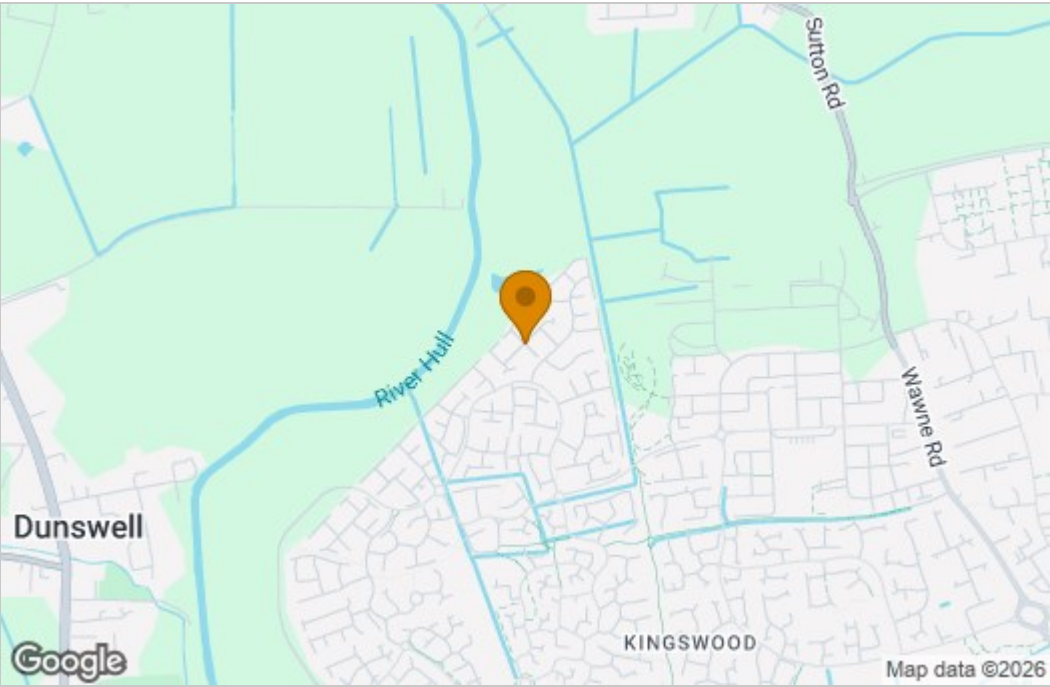
Ground Floor



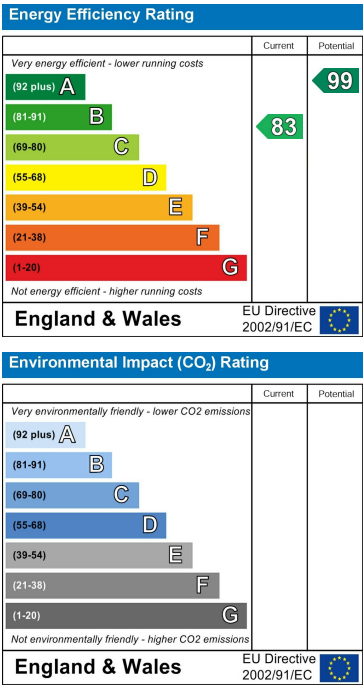
First Floor



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.