

# Whitakers

Estate Agents



## 40 Willowdale, Hull, HU7 6DW

**Guide price £150,000**

SITUATED IN A HIGHLY SOUGHT AFTER LOCATION OF EAST HULL, WITHIN CLOSE PROXIMITY OF WELL REGARDED LOCAL SCHOOLS AND AMENITIES - THIS BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME IS OFFERED IN MOVE IN CONDITION AND IS THE PERFECT OPPORTUNITY FOR THE NEXT BUYER TO MOVE STRAIGHT INTO.

INTERNALLY, THE PROPERTY BOASTS A WELL PROPORTIONED LOUNGE, LEADING TO A FITTED KITCHEN WITH INTEGRATED APPLIANCES, THREE BEDROOMS TO THE FIRST FLOOR AND A MODERN FITTED SHOWER ROOM.

EXTERNALLY, THE PROPERTY BOASTS A SOUTH FACING REAR GARDEN WHICH HAS BEEN LANDSCAPED TO A HIGH STANDARD, FANTASTIC FOR THE WARMER MONTHS. THIS PROPERTY ALSO OFFERS A BRICK STORE WITH ELECTRICS, OFFERING EXTRA STORAGE SPACE.

THIS HOME IS PRESENTED IN MOVE IN CONDITION AND IS READY FOR THE NEXT BUYER TO MOVE STRAIGHT INTO. EARLY VIEWINGS ARE ENCOURAGED TO APPRECIATE THIS HOME.

### Entrance Porch

Composite door, laminate flooring, leading to the lounge.

### Lounge



Well proportioned lounge with a large bay window to the front aspect, laminate flooring throughout, with an under stairs storage cupboard.

### Fitted Kitchen



Well presented fitted kitchen, with a wide range of floor and wall units. Comprising of an integrated gas hob, oven, and microwave. Laminate flooring throughout, with French doors leading to the rear garden.

### Bedroom 1



Well proportioned master bedroom, with a UPVC window to the front aspect. Carpeted throughout with a radiator.

### Bedroom 2



Wooden flooring throughout, with a UPVC window to the rear aspect and a radiator.

### Bedroom 3



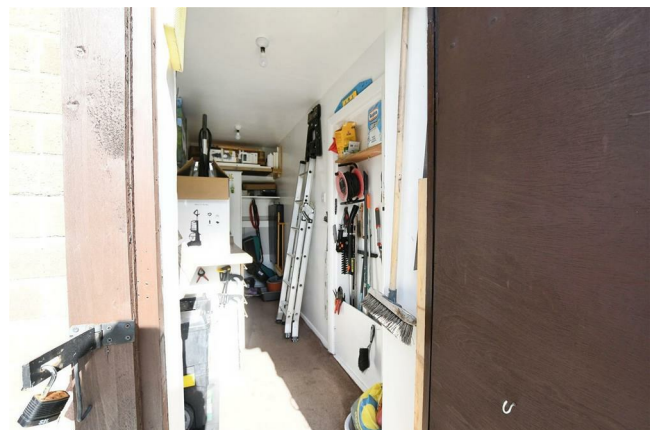
Carpeted with a UPVC window to the front aspect and a radiator.

### Shower Room



Modern shower room with an independent shower, vanity sink, and a low level WC. Cladded walls and vinyl flooring with a heated towel rail and a UPVC window to the rear aspect.

### Brick Store



Brick store with independent access from the rear of the property. Fitted with electrics - great for extra storage space.

## Gardens



South facing rear garden, landscaped to a high standard, comprising of artificial grass and partial paving. This is a great addition to the property, ready for the next buyer to move straight into.

### EPC

EPC Rating

### Council Tax

Hull City Council tax band B

### Tenure

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 tile roof

Conservation Area - no

Flood Risk - very low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - no

Coalfield or Mining Area - no

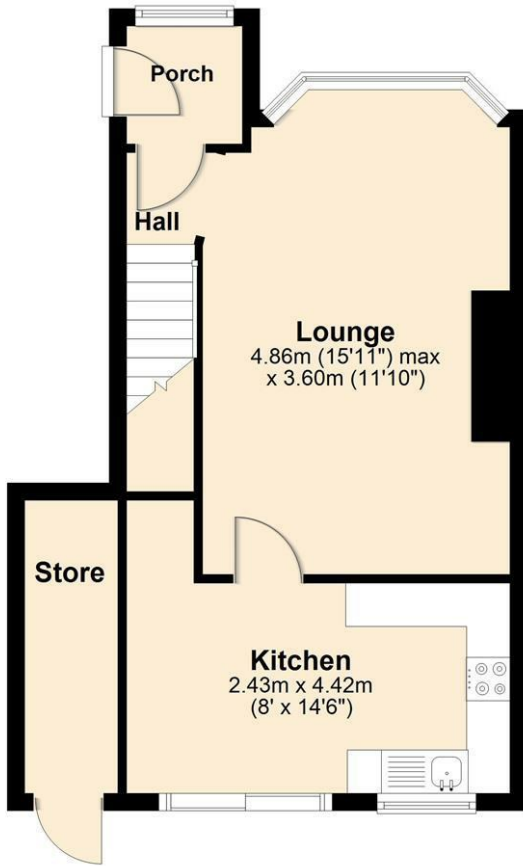
Planning - no

### Whitakers Estate Agent Declaration:

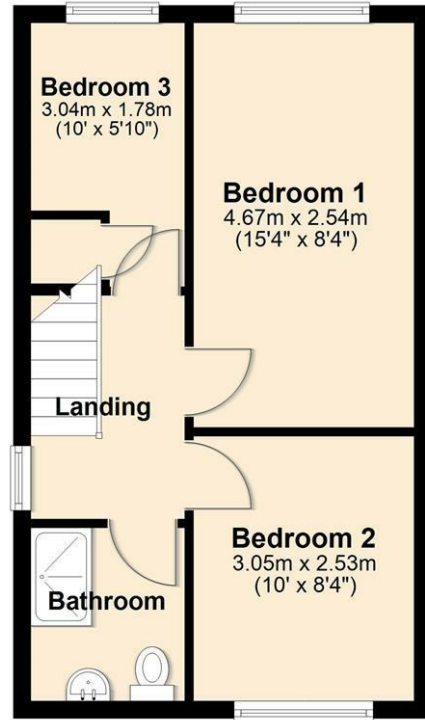
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# Floor Plan

## Ground Floor

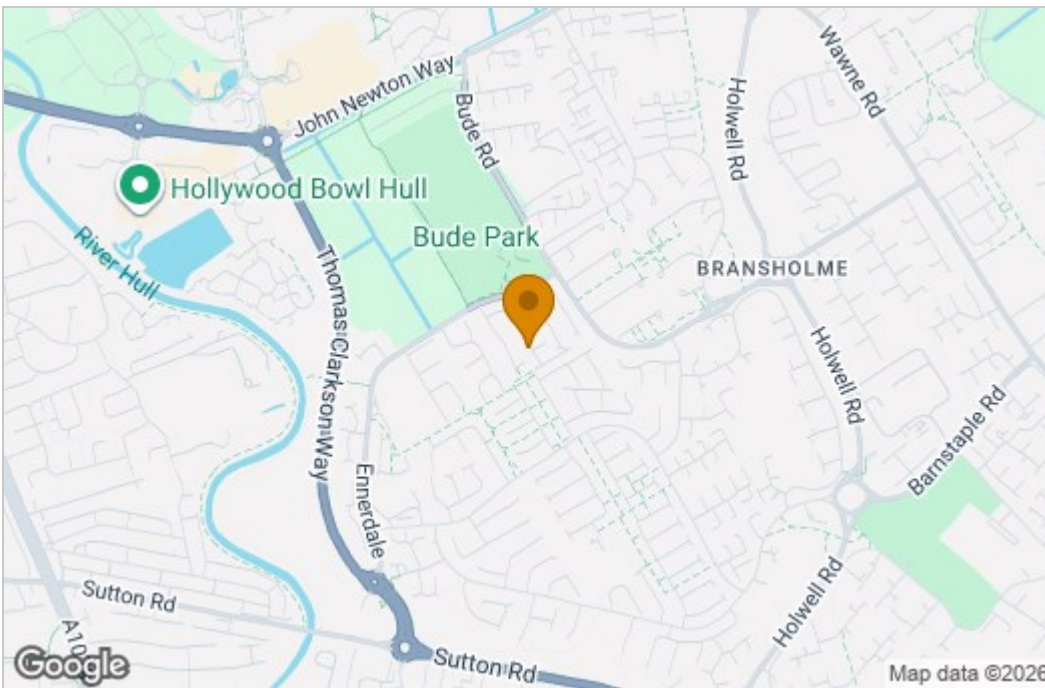


## First Floor

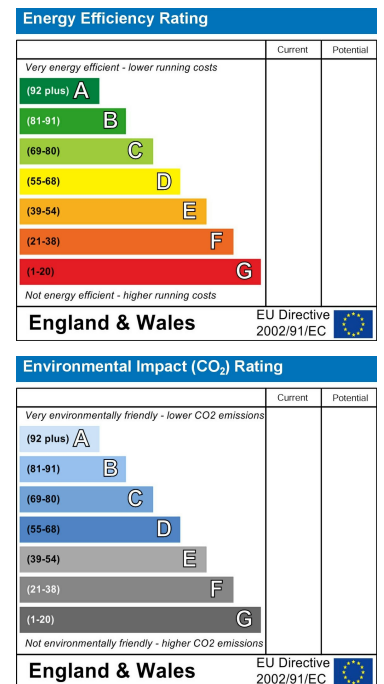


Total area: approx. 70.4 sq. metres (757.9 sq. feet)

## 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.