

Whitakers

Estate Agents



8 Greenwich Park, Hull, HU7 3FQ

Asking Price £235,000

Whitakers are delighted to bring to the market this immaculately presented three bed end terraced property to the market.

Situated on Greenwich Park within the popular and sought after Kingswood development, this property is ideally located for a wealth of retail and leisure facilities available at Kingswood Retail Parks as well as highly regarded local Primary and Secondary Schools and excellent transport links around the City.

Tastefully presented throughout and presented in "move-in" condition, the property briefly comprises; spacious dual aspect living room, modern fitted dining/kitchen, utility room and downstairs cloakroom to the ground floor whilst to the first floor there are three double bedrooms, the master being en-suite and a lovely family bathroom.

Having the additional benefit of off road parking to the side of the property, single garage with further driveway parking and a lovely enclosed rear garden, the property really does need to be viewed to be fully appreciated!

The Accommodation Comprises

Entrance Hallway



Composite entrance door into spacious hallway with laminate flooring, central heating radiator, stairs to first floor, doors into lounge and kitchen and an internal door into....

Downstairs Cloakroom



With laminate flooring, low flush wc, hand wash basin, extractor fan and central heating radiator

Lounge 18' x 10'10 (5.49m x 3.30m)



Bright and spacious dual aspect lounge with front and side uPVC windows, laminate flooring and central heating radiator.

Dining Kitchen 18' x 9'8 (5.49m x 2.95m)



Stylish open plan kitchen/diner fitted with a range of wall and base units, contrasting work surfaces and splash-backs. 4 ring gas hob with extractor over and electric fan oven below. Stainless steel sink/drainage and integrated wine cooler. uPVC window and central heating radiator, laminate flooring continues through to dining area with ample space for family dining table and uPVC French doors into rear garden.

Utility Room 5'6 x 6' (1.68m x 1.83m)



Entry door from kitchen into Utility Room with space for fridge freezer, plumbing for washing machine, wall and base units with contrasting work surfaces, laminate flooring and central heating radiator.

First Floor Landing



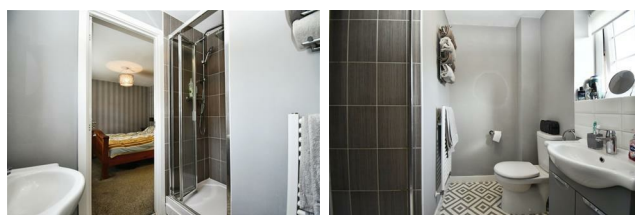
Stairs from entrance hallway to first floor landing with carpeted flooring and built in storage cupboard.

Bedroom One 10'2 x 11'4 (3.10m x 3.45m)



With carpeted flooring, uPVC window to front aspect, central heating radiator and fitted wardrobes with internal door into....

En-suite



Tiled shower cubicle with mains shower, low flush wc and vanity sink unit. Heated towel rail, vinyl flooring and uPVC window to front aspect.

Bedroom Two 11' x 9'9 (3.35m x 2.97m)



With carpeted flooring, uPVC window to front aspect, central heating radiator and built in storage cupboard.

Bedroom Three 7'6 x 9'2 (2.29m x 2.79m)



With carpeted flooring, uPVC window to side aspect and central heating radiator.

Bathroom 6'7 x 6' (2.01m x 1.83m)



Modern family bathroom comprising panel bath with dual head mains shower over and fitted screen, low flush wc and pedestal hand wash basin. Heated towel rail, vinyl flooring, majority tiled walls and uPVC window to side aspect.

Garage



Single garage located to the rear with up and over door and driveway parking to the front.

Outside



To the front of the property is a small lawned garden with path leading to the front door whilst to the side is a gravelled area providing further off road parking. The enclosed rear garden is mainly laid to lawn with separate decking area together with brick walls and timber fencing to perimeters and gate access to front.

Tenure

The property is Freehold

Council Tax

Council Tax band C

EPC

EPC rating C

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/Tile

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage/Signal - EE, Vodafone, O2

Broadband - Basic 18 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

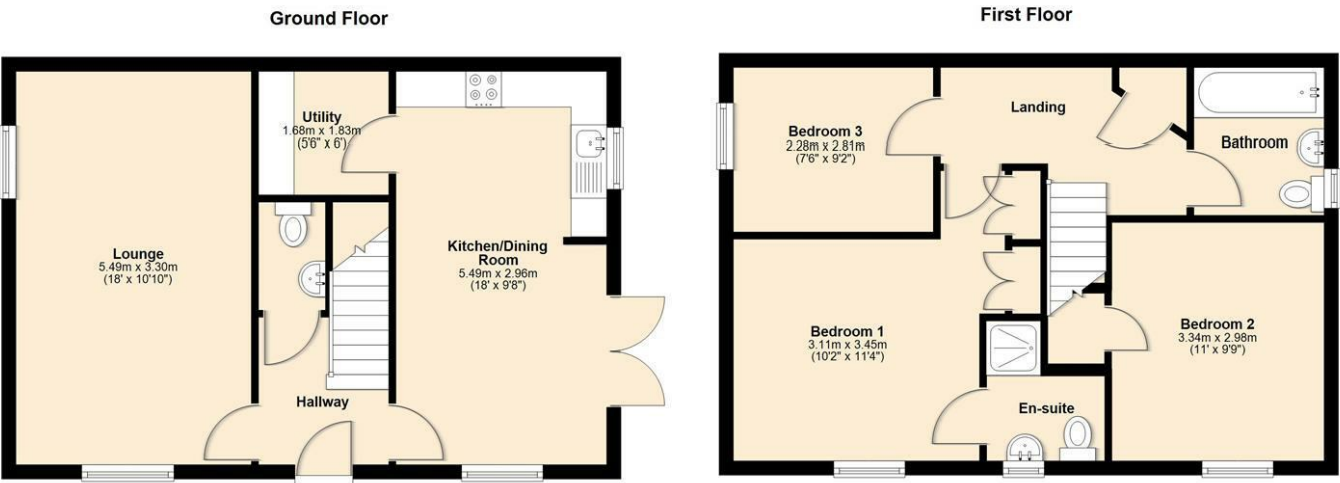
Coalfield or Mining Area - No

Planning - No

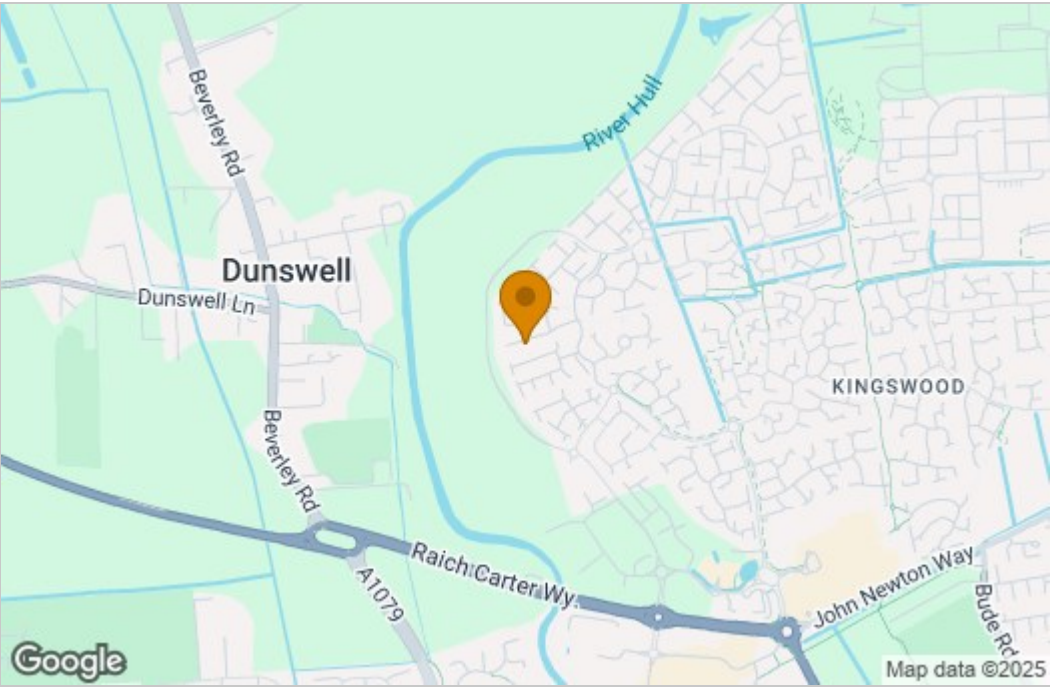
Whitakers Estate Agent Declaration:

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.

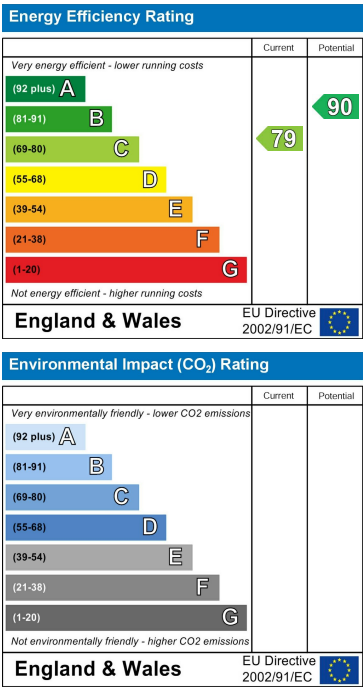
Floor Plan



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.