

Whitakers

Estate Agents



24 Kilton Court, Hull, HU8 9FE

Asking Price £137,500

Located off the ever popular Howdale Road development to the East of the City and handily placed for all of the amenities that Sutton Village has to offer, this modern style three bedroom property is an ideal opportunity for the growing family unit or the first time purchaser.

The accommodation comprises lounge, dining room, fitted kitchen with appliances, three bedrooms of good proportion and a family bathroom. There is electric heating and double glazing, a forecourt and an enclosed rear garden, along with courtyard car parking amenities.

Very well presented throughout, appointments to view are encouraged.

The Property Comprises

Lounge



Window to the front aspect, feature fire place, ornate coving to the ceiling surround and ceiling rose. Feature archway to:

Dining Room



Attractive laminate flooring, ornate coving to the ceiling surround, ceiling rose, useful under stairs storage cupboard and French Doors give access to the rear garden. Feature arch to:

Fitted Kitchen



A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel one and a half bowl sink unit and mixer tap.. Laminate flooring continues, window to the rear aspect, partially tiled walls, plumbing for an automatic washing machine and integrated appliances include an electric induction hob, electric oven and a stainless steel extractor canopy.

Landing

Carpet Flooring leading on to the;

Bedroom One



Window to the front aspect

Bedroom Two



Window to the rear aspect

Bedroom Three



Window to the rear aspect

Bathroom



A white suite to comprise panelled shower bath, wash hand basin within a vanity unit and a low level wc. Shaver socket, a chrome heated towel, rail and there is an electric shower unit over the bath with a shower screen to the bath side.

Outside



There is an open plan forecourt and to the rear is an enclosed garden of good proportion laid to artificial lawn and paved patio and there is a garden storage shed.

Council Tax
Hull City Council - Band B

Tenure

This property is Freehold.

There is a service charge for the car park and gardens of which the charge is £22.69

There is an allocated car park space to the property and visitor parking space.

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 -Medium

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

Broadband - Basic 8Mbps Ultrafast 1000 Mbps

Coastal Erosion - No

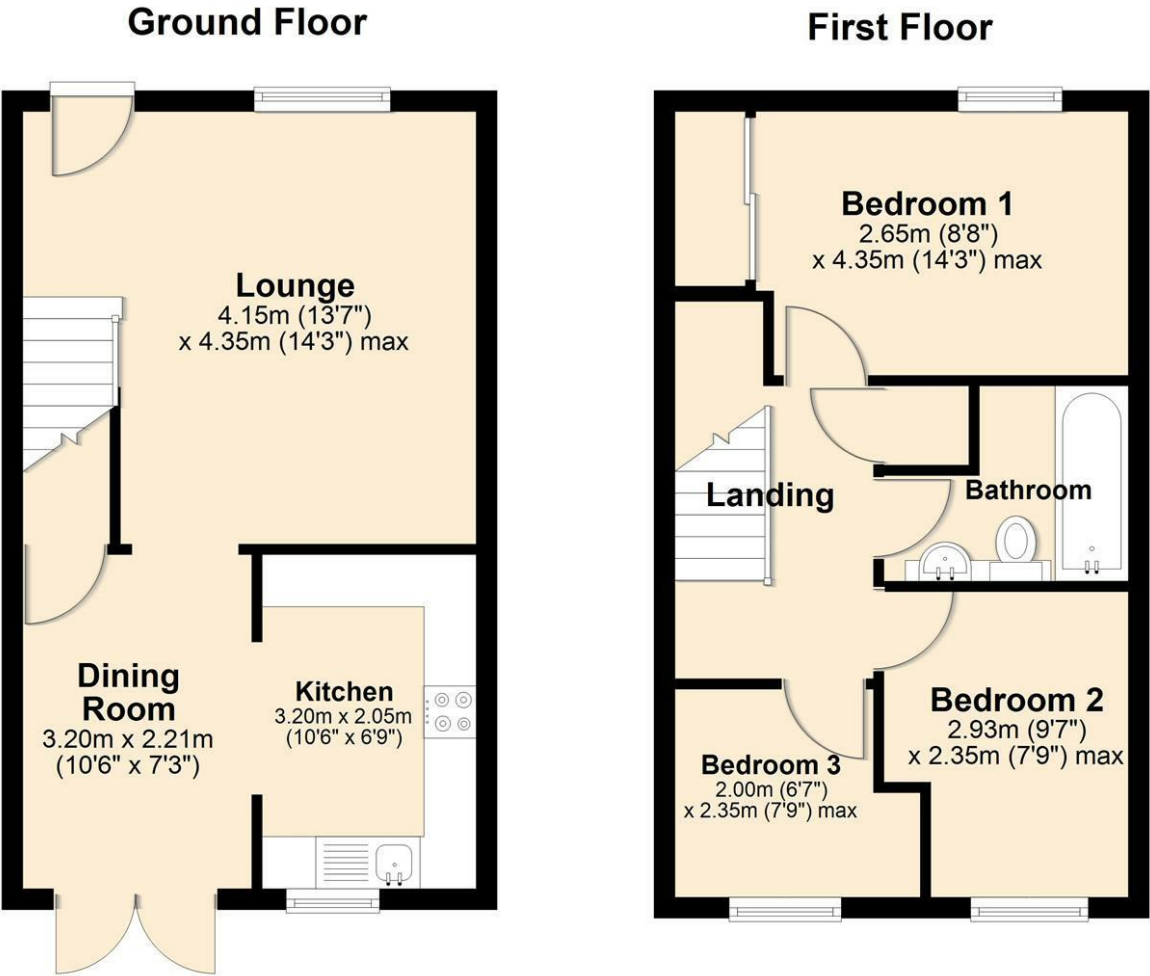
Coalfield or Mining Area -No

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.

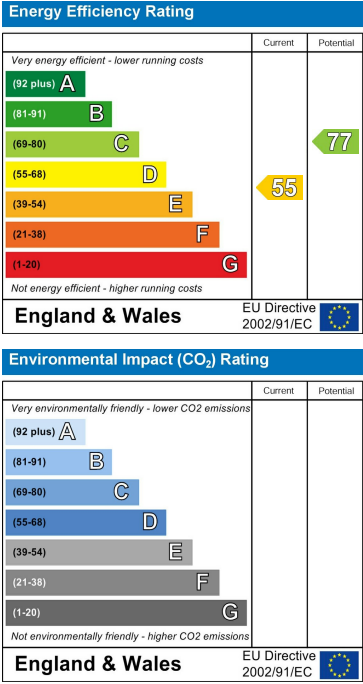
Floor Plan



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.