

# Whitakers

Estate Agents



## 28 Shinewater Park, Hull, HU7 3GG

**Offers Over £215,000**

\*\*\* GUIDE PRICE £200,000 - £210,000 \*\*\*

THIS BEAUTIFULLY PRESENTED MODERN DAY TOWN HOUSE IS LAID OUT OVER THREE FLOORS AND REPRESENTS A LOVELY EXAMPLE OF ARGUABLY THE MOST POULAR DESIGN OF THE THREE STOREY PROPERTIES ON THE KINGSWOOD DEVELOPMENT. THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, CLOAK ROOM, FITTED DINING KITCHEN AND LOUNGE TO THE GROUND FLOOR, TWO BEDROOMS AND A FAMILY BATHROOM TO THE FIRST FLOOR AND A MASTER BEDROOM OF IMPRESSIVE PROPORTION WITH A DRESSING AREA AND EN SUITE TO THE TOP FLOOR. WITH GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY HAS ATTRACTIVE GARDENS AND REAR ACCESS TO A BRICK BUILT GARAGE. JUST A SHORT STROLL TO ALL OF THE FABULOUS SHOPPING AND LEISURE AMENITIES IN THE IMMEDIATE AREA, AN INTERNAL INSPECTION IS ENCOURAGED IN ORDER TO AVOID DISAPPOINTMENT.

### Entrance Hall

Staircase off, tiled floor and a radiator.

### Cloak Room



Tiled floor continues, a wash hand basin, low level wc unit and a radiator.

### Fitted Dining Kitchen 12'10" x 6'3" (3.93 x 1.93)



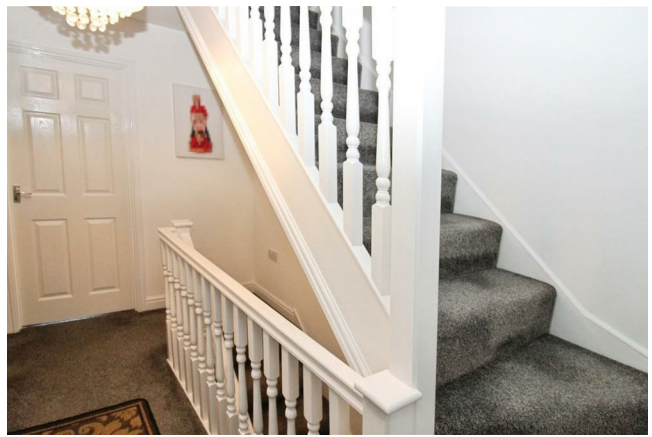
A lovely range of fitted floor and wall units with contrasting granite preparation surfaces having an inset stainless steel sink unit. Window to the front aspect, tiled floor, plumbing for an automatic washing machine, a radiator and integrated appliances include an electric oven and grill, an electric four ring induction hob and a contemporary style over head extractor canopy

### Lounge 16'11" x 13'6" (5.16 x 4.12)



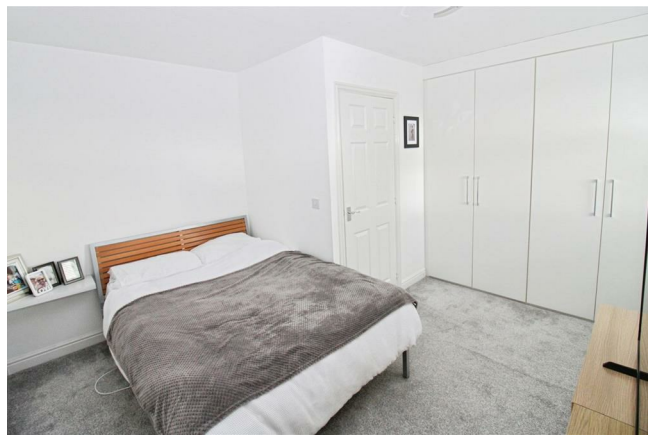
French doors and screens allowing plenty of natural light and giving access to the rear garden. There is also a radiator.

### First Floor Landing



Having a radiator and giving access to:

### Bedroom One 13'6" x 11'4" (4.12 x 3.47 )



Two windows to the front aspect, attractive fitted wardrobes and a radiator.

### Bedroom Two 13'6" x 9'10" (4.14 x 3.00)



Window to the rear aspect, again attractive fitted wardrobes and a radiator.

## Family Bathroom



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

## Top Floor

Master Bedroom 29'4" x 13'6" (8.95 x 4.12)



A fabulous space with windows to the front and rear aspects. A lovely range of fitted wardrobes with dressing table unit and drawers and there are three radiators.

## En Suite



A plumbed shower unit within an independent enclosure, wash hand basin with a pedestal and a low level wc unit. Partially tiled walls and a radiator.

## Gardens



To the front of the property is a forecourt and to the rear an enclosed garden of good proportion, laid mainly to decorative aggregates and a paved patio area.

## Brick Built Garage



Accessible to the rear of the property.

## Council Tax

Hull City Council - band C

## 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.

**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.

**Material Information:**

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk -Very Low

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

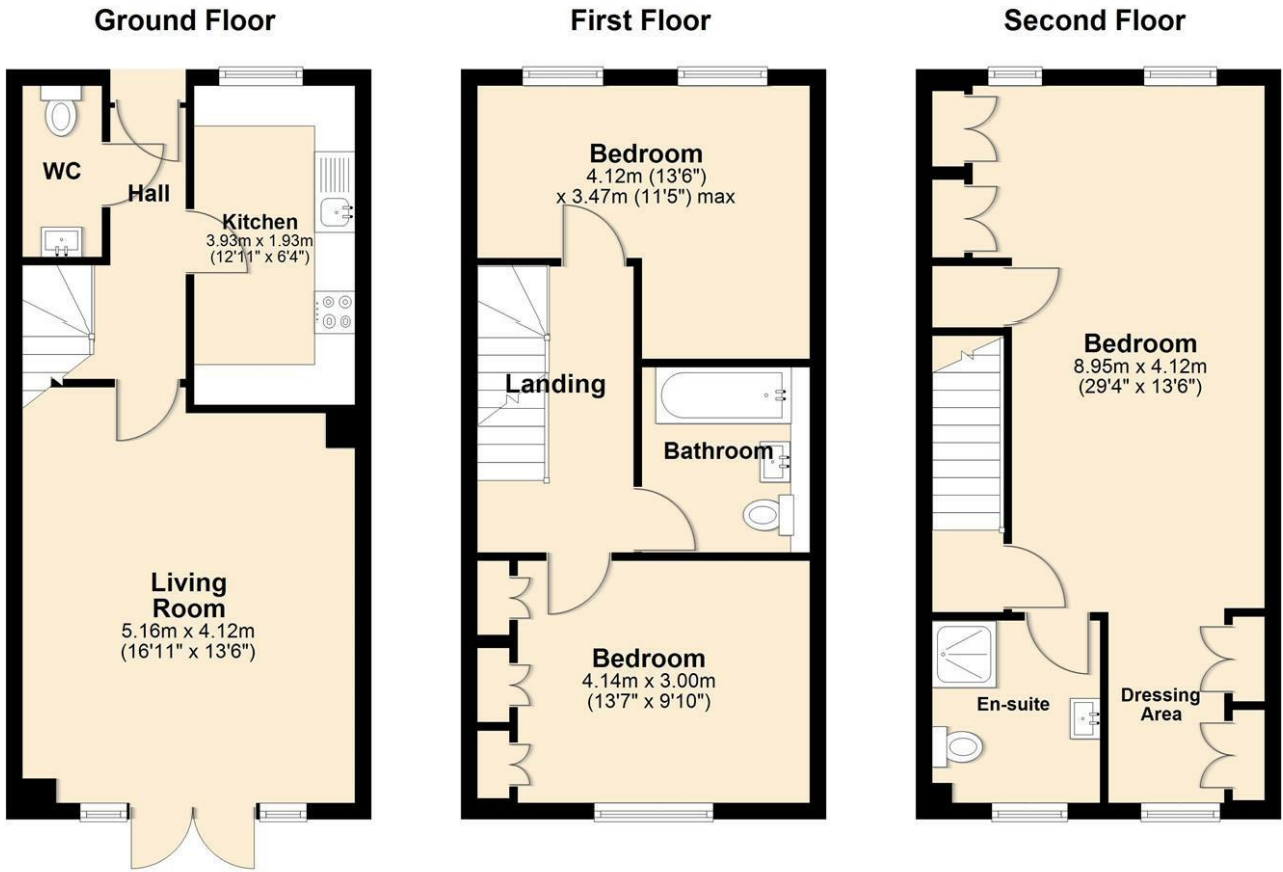
Broadband - Basic 6 Mbps Ultrafast 1000 Mbps

Coastal Erosion - No

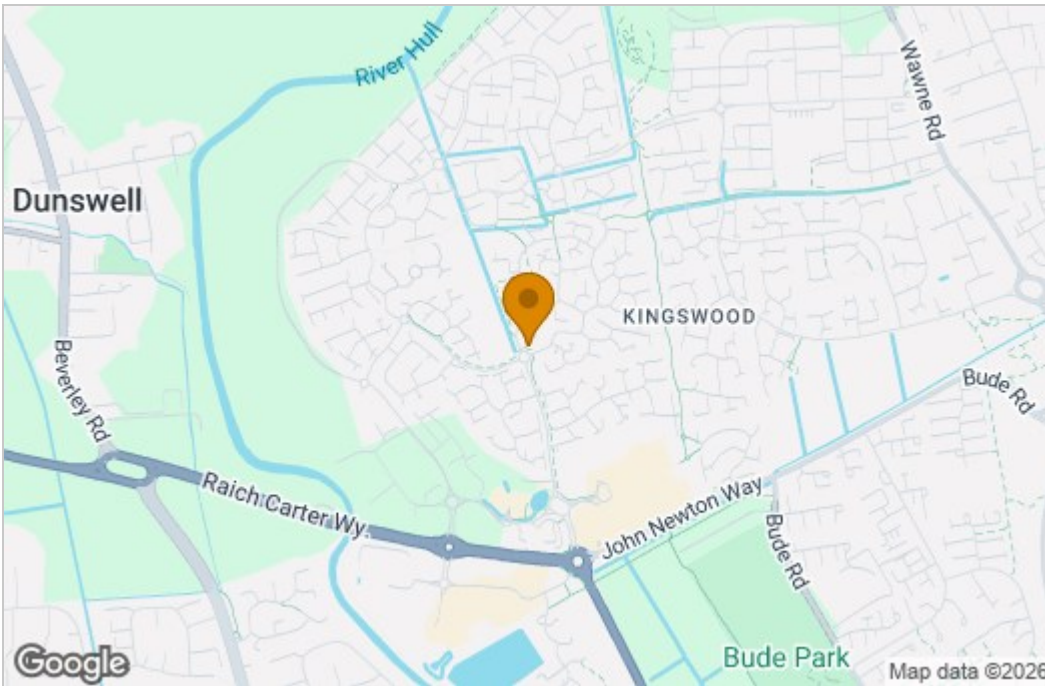
Coalfield or Mining Area -No

Planning -No

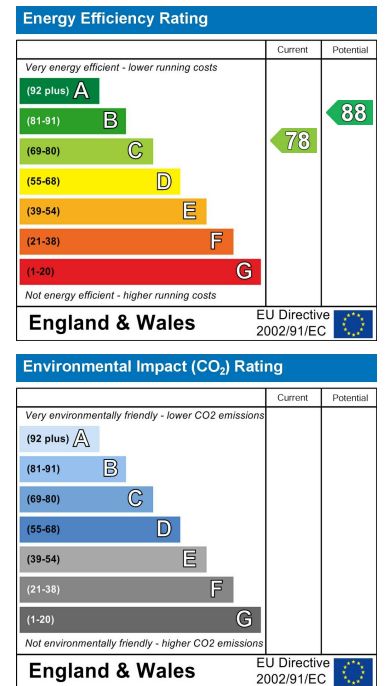
# Floor Plan



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.