

# Whitakers

Estate Agents



**155 Astral Way, HULL, HU7 4XZ**

**£189,950**

A STUNNING THREE BEDROOM SEMI DETACHED HOUSE SET WITHIN GARDENS OF IMPRESSIVE PROPORTION AND REPRESENTING AN IDEAL HOME FOR THE GROWING FAMILY UNIT

THE ACCOMMODATION BRIEFLY COMPRISES STORM PORCH TO ENTRANCE HALL, LOUNGE, THROUGH TO A DINING AREA WHICH OPENS UP TO A FITTED KITCHEN WITH APPLIANCES, THREE FIRST FLOOR BEDROOMS AND A BATHROOM AND HAS THE EXPECTED GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

REPRESENTING MODERN DAY LIVING AND ENJOYING A CONTEMPORARY FEEL THROUGHOUT, THE PROPERTY HAS A SIDE DRIVEWAY TO A SINGLE GARAGE AND SIMPLY REQUIRES INTERNAL INSPECTION TO APPRECIATE.

## Storm Porch

Accessible via sliding patio doors and giving access to:

## Entrance Hall



Attractive laminate flooring, radiator, spotlights to the ceiling, staircase off and a useful under stairs storage cupboard.

## Lounge 13'7" x 11'9" (4.15 x 3.60)



Window to the front aspect, spotlights to the ceiling, a radiator and double doors give access to:

## Dining Area 9'9" x 8'4" (2.99 x 2.56 )

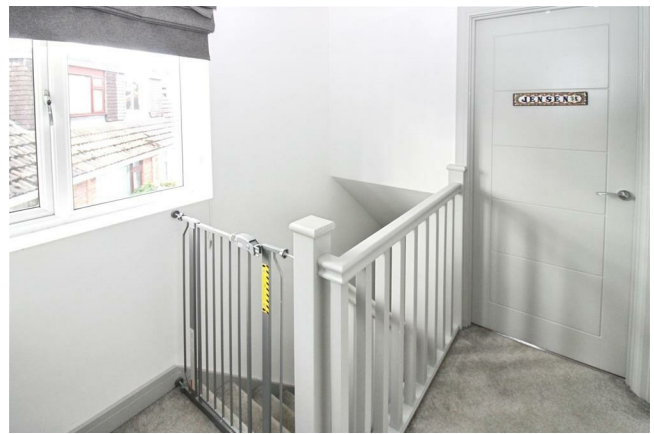
Laminate flooring continues. patio doors leading to the rear garden, spotlights to the ceiling, a radiator and opens to:

## Fitted Kitchen 9'9" x 10'0" (2.99 x 3.05 )



A lovely range of fitted floor and wall units with contrasting preparation surfaces, matching splash backs and having an inset stainless steel sink unit with telescopic mixer tap. There is a matching breakfast bar , plumbing for an automatic washing machine, laminate flooring, spotlights to the ceiling, a radiator and integrated appliances include an electric oven, induction hob, over head extractor canopy, and a fridge / freezer.

## First Floor Landing



Window to the side aspect and giving access to:  
Bedroom One 13'7" x 10'2" (4.15 x 3.10 )



Window to the rear aspect and a radiator.

Bedroom Two 9'10" x 10'2" (3.00 x 3.10 )



Window to the front aspect and a radiator

Bedroom Three 9'6" x 7'8" (2.90 x 2.35 )



Window to the front aspect, a radiator and a built in storage cupboard over the bulk head.

## Bathroom



A white suite to comprise panelled bath, wash hand basin within a vanity unit and a dual flush low level wc. There is a plumbed rain shower unit over the bath with a shower screen to the bath side, tiled walls and a chrome heated towel rail.

## Gardens



To the front of the property is a garden laid to decorative aggregates and to the rear a garden of impressive proportion laid mainly to lawn with extensive decking seating areas.

## Single Garage

Accessible via a side driveway and having electricity supplied.

## Council Tax

Hull City Council - band

## 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 a tiled roof

Conservation Area - No

Flood Risk -Low

Mobile Coverage/Signal -Yes

Broadband -Yes

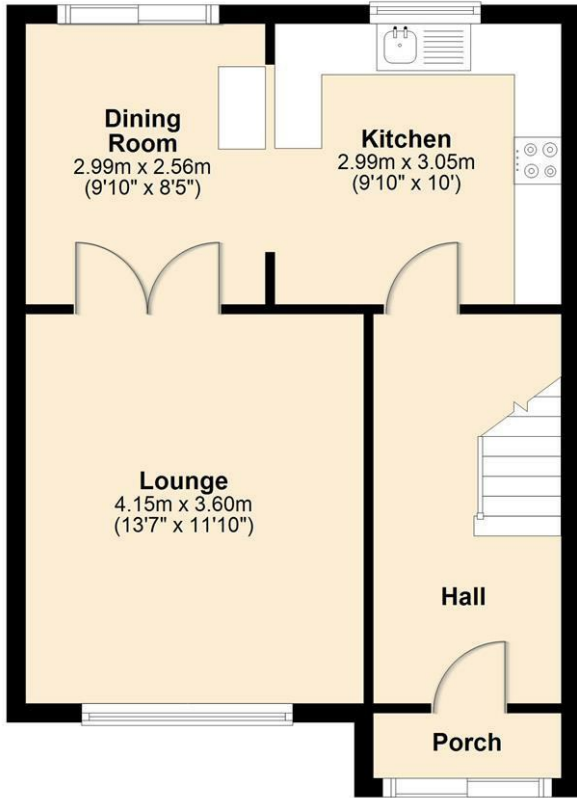
Coastal Erosion -No

Coalfield or Mining Area -No

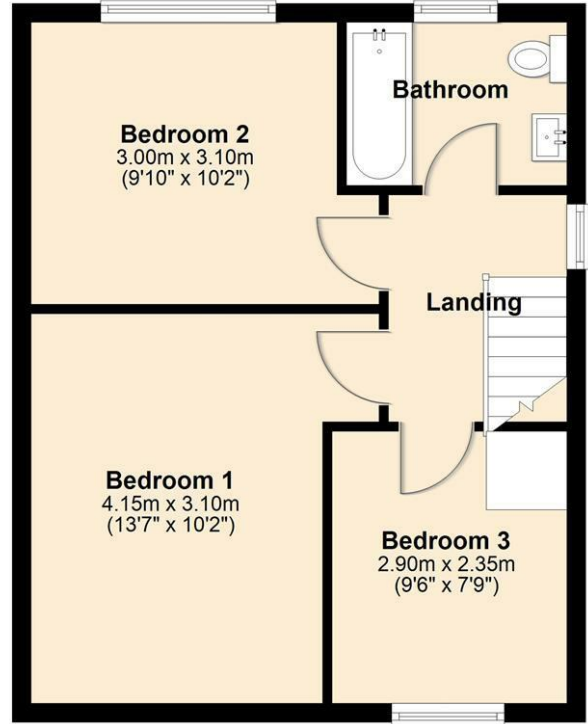
Planning -No planning applications in relation with this property

# Floor Plan

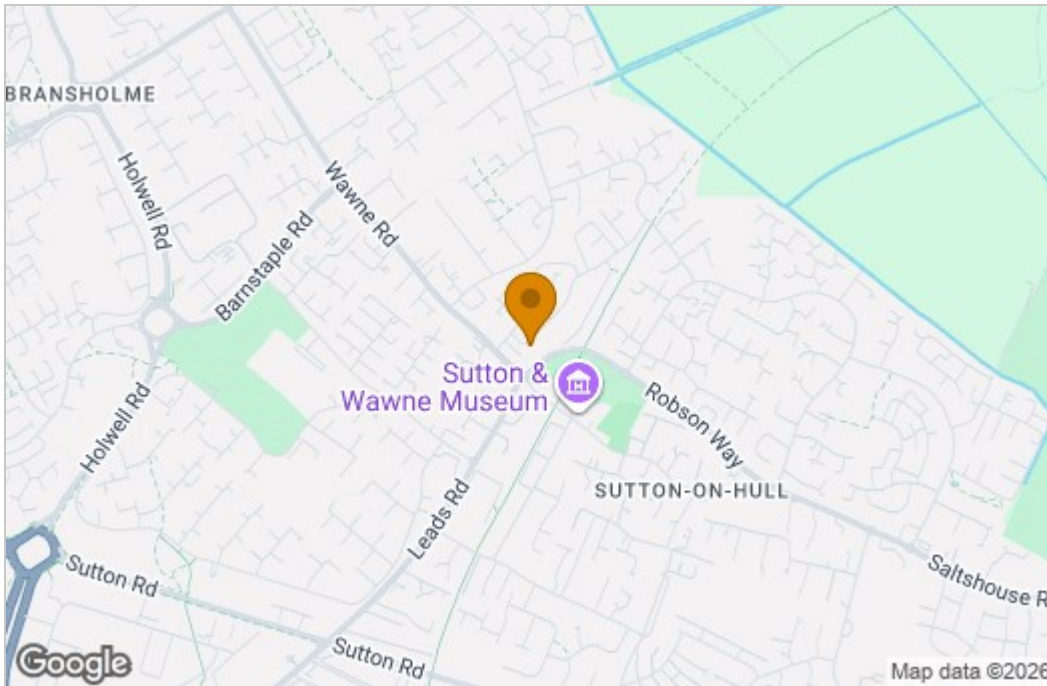
## Ground Floor



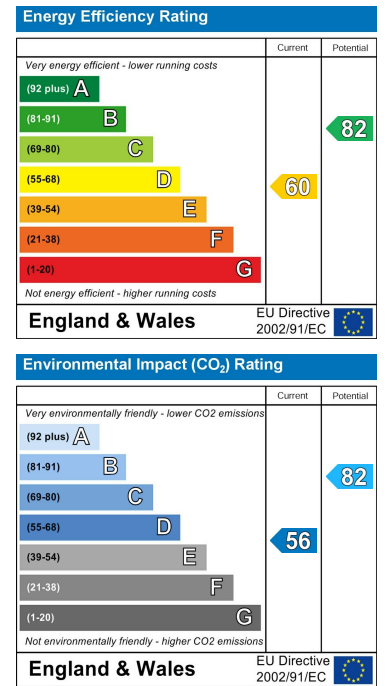
## First Floor



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