Whitakers
Estate Agents









1 Chingford Walk, Hull, HU9 5DU

Asking Price £139,950

Occupying a most enviable corner plot, this 3 bedroom end terraced home is available to purchase with NO ONWARD CHAIN!

With a pleasant outlook over green space to the front and amazing wrap around gardens with off road parking, this spacious family home is ideal for first time buyers and families alike!

Situated in a popular and convenient location, well placed for local shops, amenities and schools, the property also benefits from excellent transport links around the City.

The property briefly comprises; entrance hallway, 23ft through lounge/dining room, fitted kitchen, downstairs cloakroom and utility area the the ground floor, 3 DOUBLE bedrooms and a family bathroom to the first floor whilst externally the property occupies the aforementioned spacious corner plot with gated parking access and lawned gardens together with a pleasant front outlook.

With the additional benefit of gas central heating and uPVC double glazing, early viewing is highly recommended!

The Accommodation Comprises

Entrance Hallway



uPVC door into entrance hallway with carpeted flooring and central heating radiator.

Lounge/Dining Room 23'6 x 11'6 (7.16m x 3.51m)





With carpeted flooring throughout, central heating radiators, fireplace with wall mounted electric fire, uPVC bay window to front aspect and uPVC French doors to rear garden.

Kitchen 11' x 10'2 (3.35m x 3.10m)




With a range of fitted wall and base units, contrasting work surfaces and tiled splashbacks. 4 ring gas hob with extractor over and fan oven below and stainless steel sink/drainer. Plumbing for automatic washing machine, central heating radiator, vinyl flooring, uPVC window to rear aspect and uPVC door into rear lobby

Rear Lobby

With doors into cloakroom and utility and uPVC door into side garden.

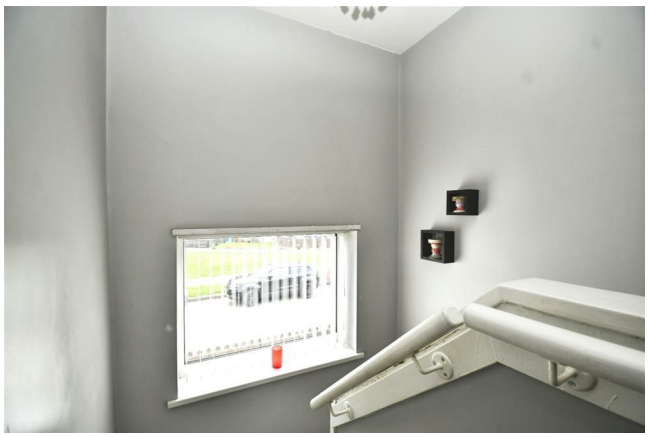
Downstairs Cloakroom

With low flush wc, central heating radiator, wall mounted combi-boiler and uPVC window to side aspect.

Utility Room

Spacious and versatile area with vinyl flooring, electric supply, under stair storage and uPVC window to side aspect

First Floor Landing



Half turn staircase from entrance hallway with uPVC window to landing with carpeted flooring and storage cupboard.

Bedroom One 12'10 x 11'6 (3.91m x 3.51m)



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

Bedroom Two 10'4 x 11'6 (3.15m x 3.51m)



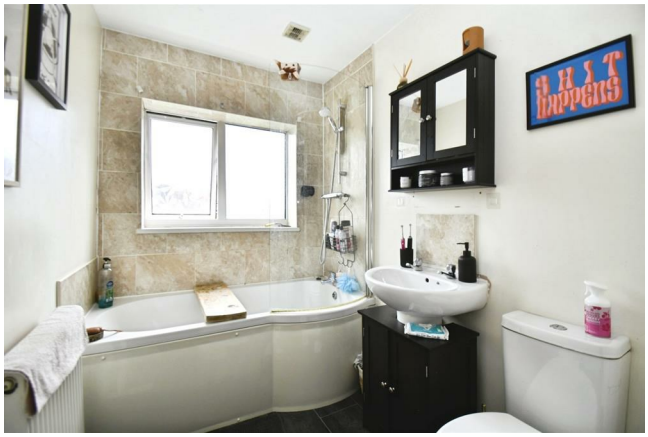
uPVC window to front aspect, carpeted flooring and central heating radiator.

Bedroom Three 8'5 x 13' (2.57m x 3.96m)



uPVC window to rear aspect, carpeted flooring, storage cupboard and central heating radiator.

Bathroom



P-shaped bath with mains shower over and fitted screen, hand wash basin and low flush wc. Part tiled walls, vinyl tiled flooring, central heating radiator and uPVC window to side aspect.

Outside





To the front of the property is a lawned garden with mature plants and shrubs which extends to the side of the property where there is gate access to the rear. The exceptionally spacious rear garden is perfect for entertaining and is laid mainly to lawn with paved patio, storage shed, timber fencing to perimeters and double gates providing off road parking.

Tenure
The Property is Freehold

Council Tax
Council Tax band A
Kinston upon Hull City Council

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 - Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 4 Mbps, Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

Offering on a property
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Whitakers Estate Agent Declaration:
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not

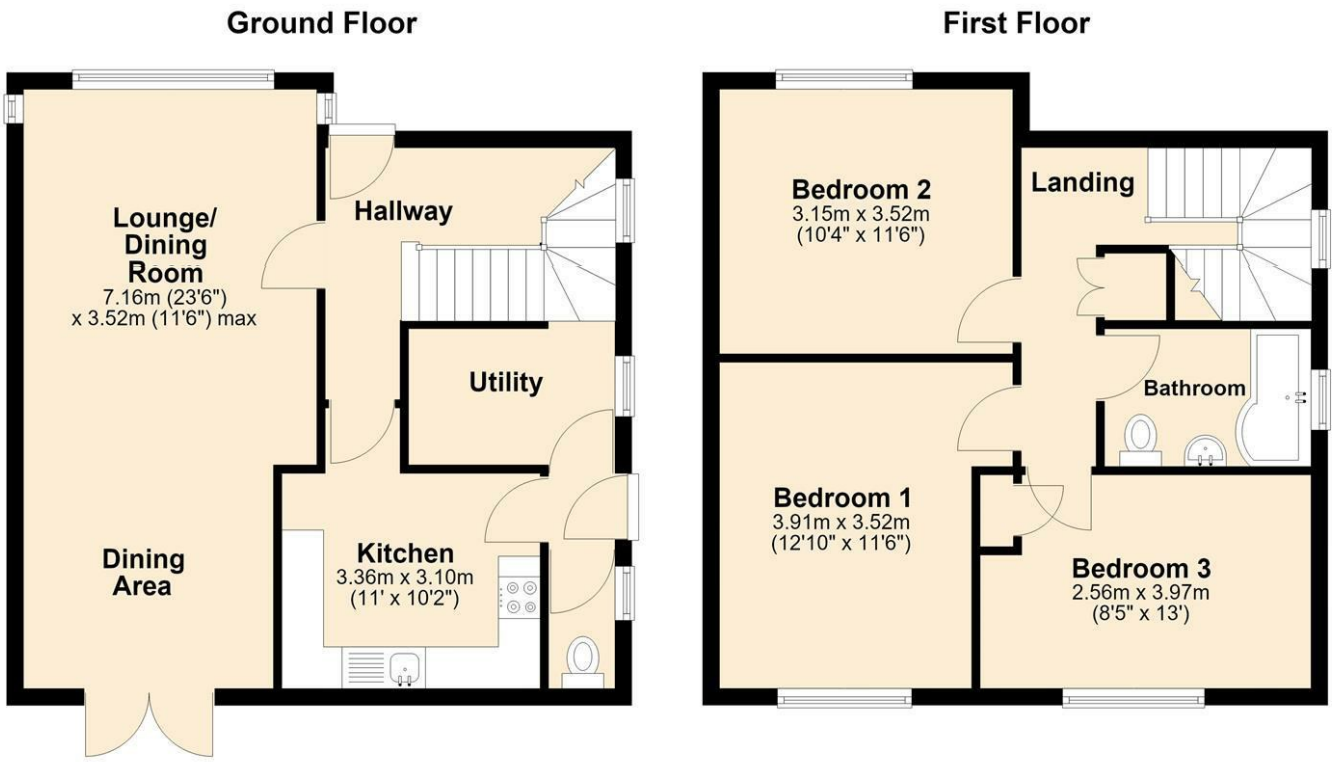
carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

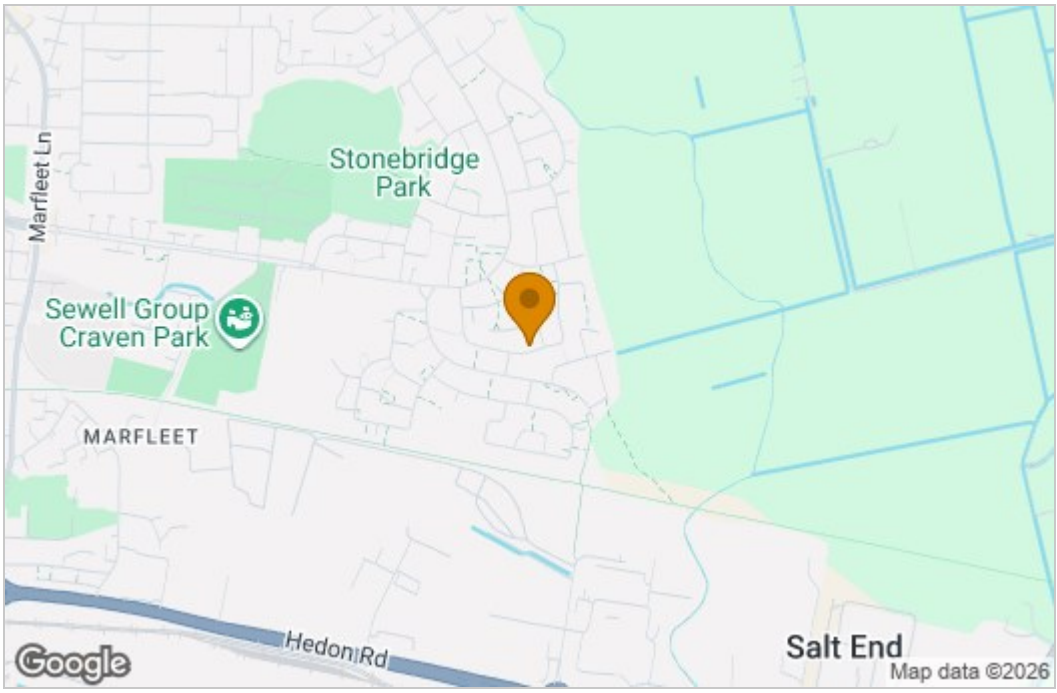
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AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

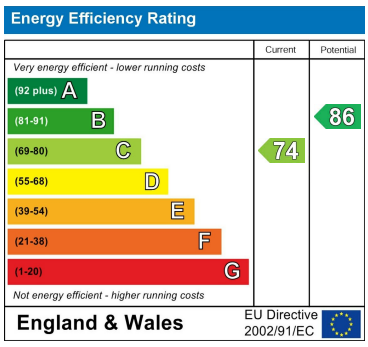
Floor Plan

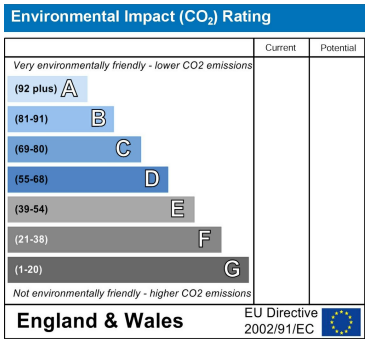


Area Map



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.

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