Whitakers
Estate Agents









75 Weardale, Hull, HU7 6DJ

Asking Price £160,000

THIS STUNNING SEMI-DETACHED TRUE BUNGALOW IS AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN!

Situated on a peaceful cul-de-sac on ever popular Sutton Park, close to local amenities and well regarded schools, the property is also just minutes away from the range of retail and leisure facilities of both Kingswood Retail Park and North Point Shopping Centre.

Having undergone an extensive programme of improvement and remodelling, the property represents an outstanding opportunity to purchase an outstanding bungalow, presented in true "MOVE-IN" condition

Originally built as a 2 bedroom, the property is currently configured as one bedroom but could easily be converted back to two bedrooms and currently comprises; entrance porch, hallway, modern recently fitted kitchen, spacious rear lounge/dining room with conservatory, double bedroom and a shower room whilst drop down ladders from the lounge/dining room give access to the spacious and versatile loft room with Velux window and shower room.

With the additional benefit of a private side driveway and garage providing ample off road parking and front and rear gardens together with FULLY OWNED SOLAR PANELS, electric heating and uPVC double glazing throughout, this property really needs to be viewed to be fully appreciated!

The Accommodation Comprises

Entrance Porch
uPVC side entrance door into porch area with uPVC door into entrance hallway

Entrance Hallway



With vinyl flooring and electric wall heater

Kitchen 9'10 x 8'8 (3.00m x 2.64m)



Modern fitted kitchen comprising a range of contemporary wall and base units with contrasting work surfaces and splash backs. 4 ring ceramic hob with extractor over and electric fan oven below. Stainless steel sink/drainer, plumbing for automatic washing machine, space for free standing fridge/freezer, vinyl flooring, built in cupboard and uPVC windows to front and side aspect.

Lounge/Dining Room 13'10 x 19'9 (4.22m x 6.02m)



Located to the rear of the property, the spacious lounge/dining room features carpeted flooring, electric wall heater, uPVC French doors into the garden and uPVC patio doors into conservatory whilst the loft hatch with drop down ladders gives access to the loft room.

Conservatory 9' x 11' (2.74m x 3.35m)



With tinted glazed roof, uPVC door to rear garden and tiled flooring.

Bedroom One 16'3 x 10'9 (4.95m x 3.28m)



A large double bedroom with uPVC window to front aspect, carpeted flooring and electric wall heater.

Bathroom



Walk in double shower cubicle with glazed screen and dual head mains shower, low flush wc and hand wash basin housed in vanity unit. Tiled walls, vinyl flooring and uPVC window to side aspect.

Loft Space 14'3 x 19'9 (4.34m x 6.02m)



The versatile loft space is accessed via drop down ladders and features a Velux window to rear aspect, fitted wardrobes, under eaves storage, electric supply and a shower room with shower cubicle, sink and macerator wc

Gardens



To the front of the property is an enclosed garden with timber fencing whilst the private side driveway provides off road parking and leads to the detached garage. The enclosed low maintenance rear garden is laid mainly to artificial lawn with paved patio seating, raised borders, timber fencing and side gate access

Garage



With a remote controlled electric roller door, electric supply and side window

Tenure
The property is Freehold

Council Tax
Council Tax band B

EPC

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, Three, O2
Broadband - Basic 12 Mbps, Ultrafast 5500 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.

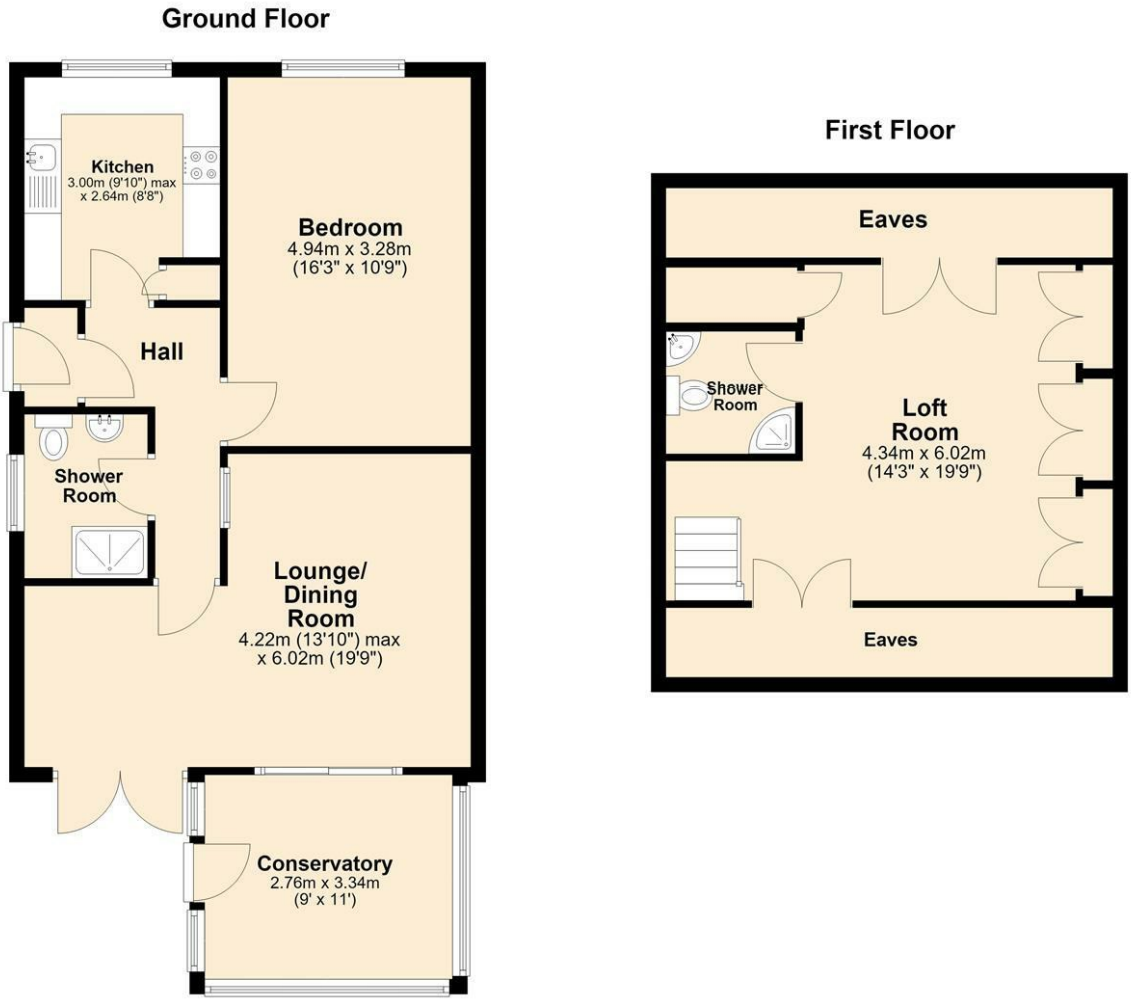
Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

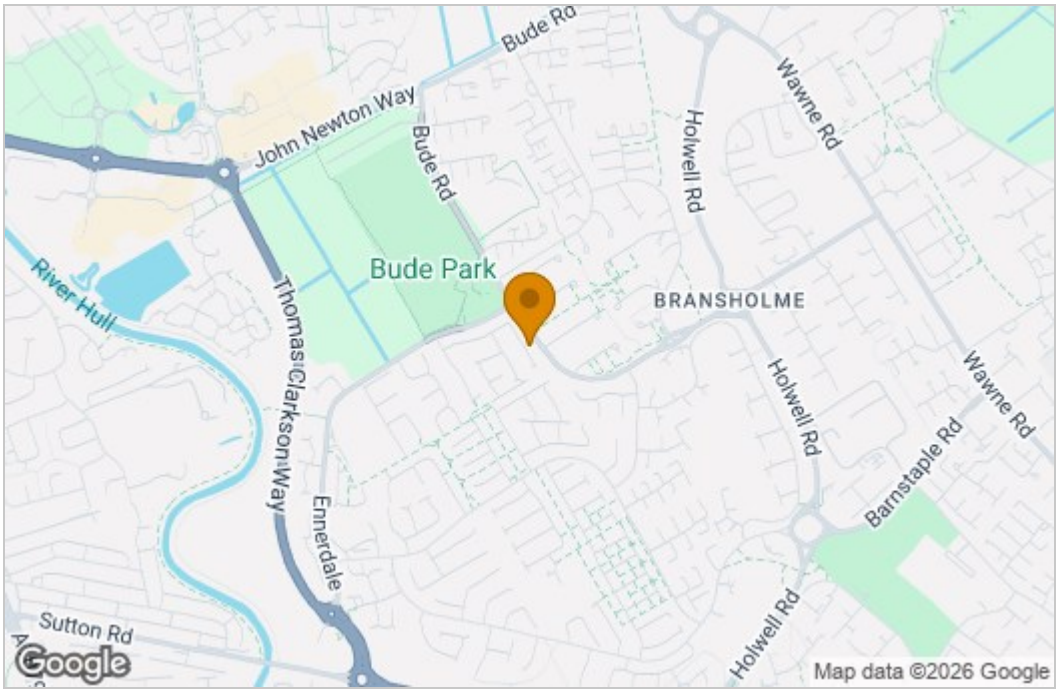
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to

check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

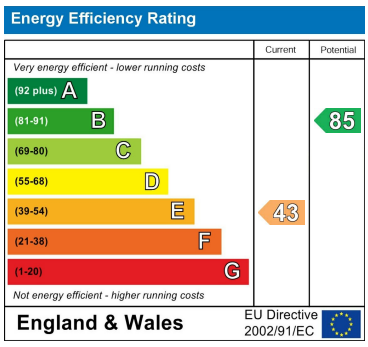
Floor Plan

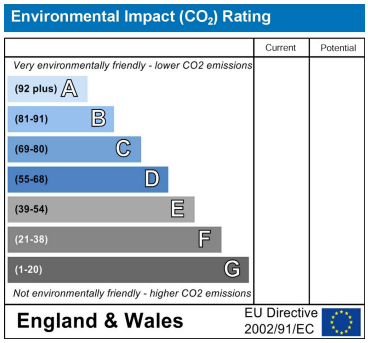


Area Map



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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