Whitakers
Estate Agents









537 Newtondale, Hull, HU7 4BZ

Guide price £120,000

*** GUIDE PRICE £120,000 - £125,000 ***

This 2 bedroom semi-detached TRUE bungalow is available to purchase with NO ONWARD CHAIN!

Situated in a quiet cul-de-sac on ever popular Sutton Park with excellent transport links around the City, the property is well positioned for local shops and amenities and is also just a short distance from North Point shopping centre as well as the wealth of leisure and retail outlets of Kingswood Retail Park.

The property briefly comprises; entrance hallway, lounge, kitchen, wo bedrooms and a shower room with gas central heating and uPVC double glazing throughout whilst externally there are front and rear gardens and a garage.

Whilst in need of some modernisation, this represents an outstanding opportunity for the buyer to put their own stamp on a property situated in a popular and convenient position!

The Accommodation Comprises

Entrance Hallway
uPVC side door into entrance hallway with central heating radiator and storage cupboard housing combi-boiler.

Lounge 18'5 x 10'2 (5.61m x 3.10m)




With uPVC window to front aspect and central heating radiator.

Kitchen 12'7 x 7' (3.84m x 2.13m)



Fitted wall and base units, complementary work surfaces and tiled splashbacks. Mid level electric double oven and ceramic hob, 1 1/2 bowl stainless steel sink/drainer and plumbing for automatic washing machine. Central heating radiator and uPVC windows to front and side aspect.

Bedroom One 14'2 x 9' (4.32m x 2.74m)




With uPVC window to front aspect, central heating radiator and fitted wardrobes.

Bedroom Two 8'8 x 8' (2.64m x 2.44m)



With uPVC window to front aspect and central heating radiator.

Shower Room




Double shower cubicle with mains shower over, low flush wc and hand wash basin. Tiled walls and flooring, heated towel rail and uPVC window to side aspect.

Gardens




To the front of the property and approached via pedestrian walkway is a low maintenance garden laid mainly to decorative aggregate with block paved walkways and side access to the rear garden similarly laid to decorative aggregate and block paving with timber fencing to perimeters, rear gate access and single garage.

Garage
With up and over door and uPVC windows and access door into rear garden.

Tenure
The property is Freehold

Council Tax
Council Tax band A
Kingston upon Hull City Council

EPC
Awaited

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, O2, Three, Vodaphone
Broadband - ADSL: Under 24Mbps, Superfast: 24-100Mbps, Ultrafast: 100-999Mbps, Gigabit: 1000Mbps
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.

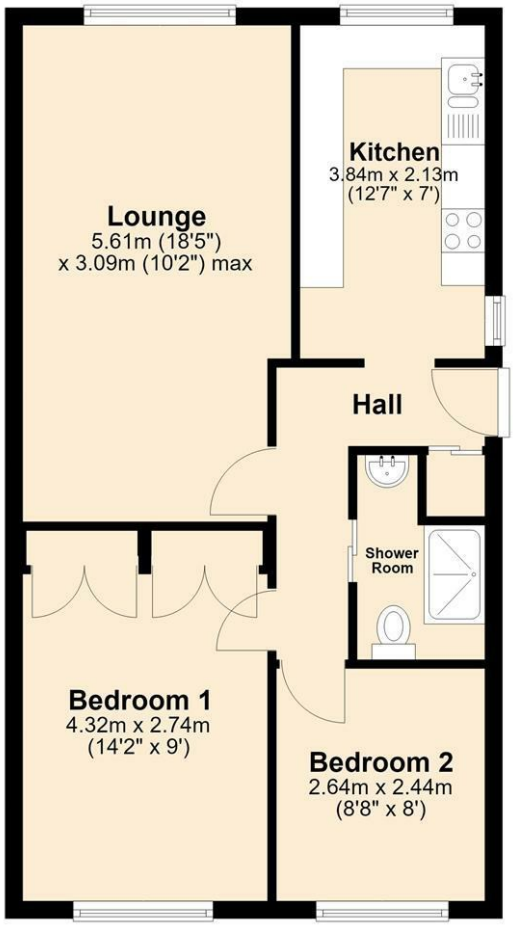
Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

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.

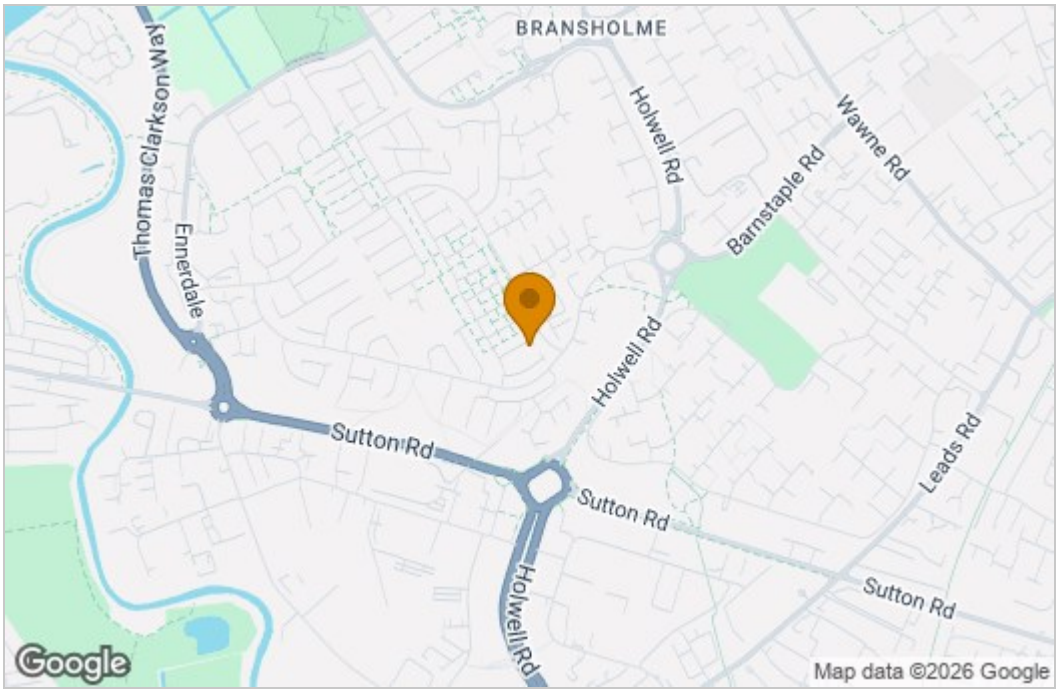
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the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

Floor Plan

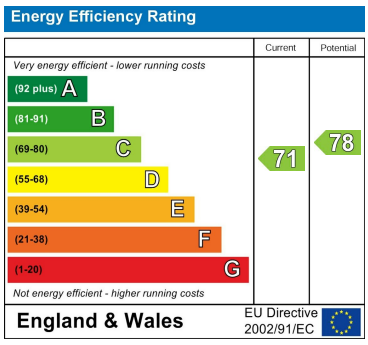
Ground Floor

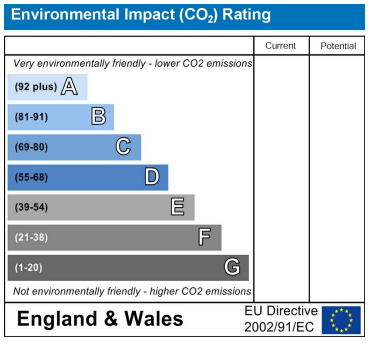


Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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