Whitakers
Estate Agents









14 High Trees Mount, Hull, HU8 9EZ

£169,950

A DELIGHTFUL TWO BEDROOM SEMI-DETACHED BUNGALOW IN A SOUGHT-AFTER VILLAGE LOCATION!

Situated in the ever-popular village of Sutton-on-Hull, just a short stroll from a fantastic range of local amenities, this attractive modern-style semi-detached bungalow offers an ideal opportunity for those looking to downsize without compromising on convenience.

Well presented and offering comfortable, easy-to-maintain accommodation, the property briefly comprises an entrance hall, a welcoming lounge, fitted kitchen, two bedrooms and a shower room. Further benefits include gas central heating to radiators and double glazing.

Externally, the property enjoys modest, low-maintenance gardens, ideal for those wishing to spend less time on upkeep, together with the added advantage of an attached brick-built garage.

An appealing bungalow in a popular village setting, offering convenient single-storey living. Early viewing is highly recommended to fully appreciate all that is on offer!

Entrance Hall
Having a built in storage cupboard, a radiator and access to:

Lounge




With windows to two aspects allowing plenty of natural light, a feature fire surround and a radiator.

Fitted Kitchen



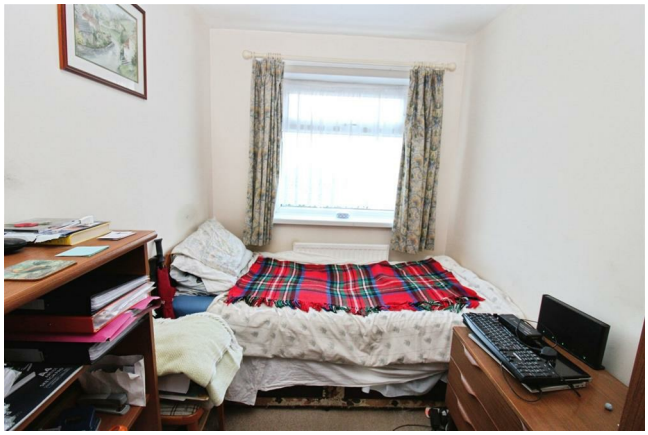
Fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with mixer tap. Partially tiled walls, plumbing for an automatic washing machine, window to the rear aspect and a radiator.

Bedroom One



Window to two aspects, again allowing plenty of natural light and a radiator.

Bedroom Two



Window to the rear aspect and a radiator.

Shower Room



A plumbed electric shower unit, wash hand basin with pedestal and a low level wc. Partially tiled walls, a shaver socket and a radiator.

Attached Brick Built Garage
Accessed by a driveway at the front of the property and, given the relevant permissions, enquiries in order to convert may be granted.

Gardens



There are modest, low maintenance gardens to the front and rear of the property.

Council Tax
Hull City Council - band B

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.

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.

Material Information:

Construction - Brick under a tiled roof
Conservation Area - Sutton Village Conservation Area
Flood Risk - Very Low
Mobile Coverage/Signal - EE, Vodafone, Three and O2
Broadband - Basic 5 Mpbs Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

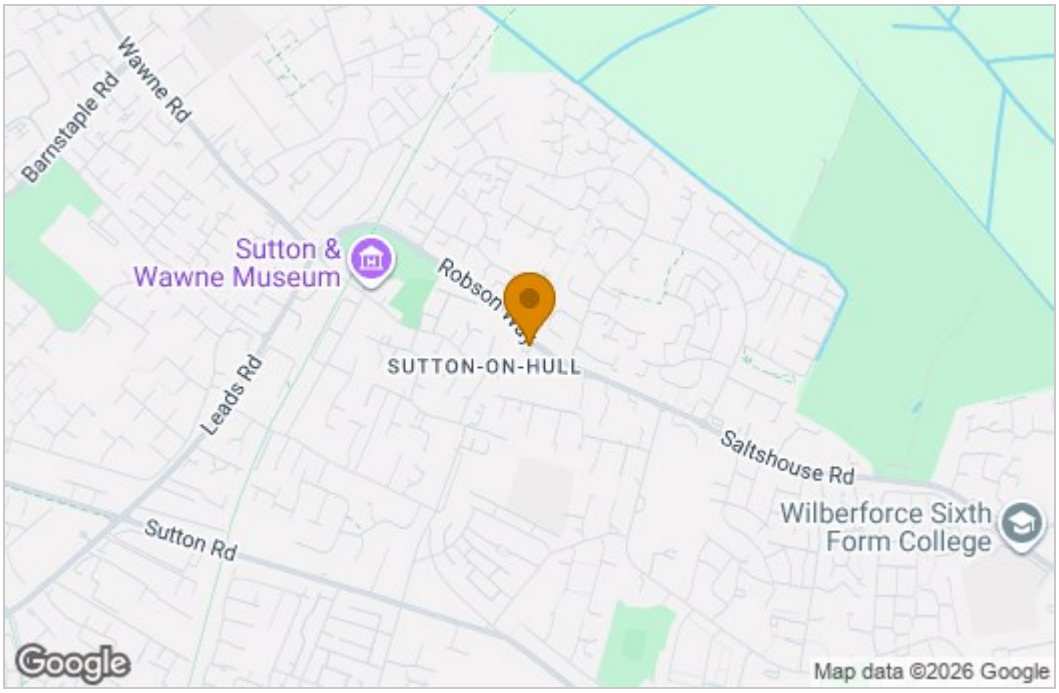
Tenure

This property is Freehold

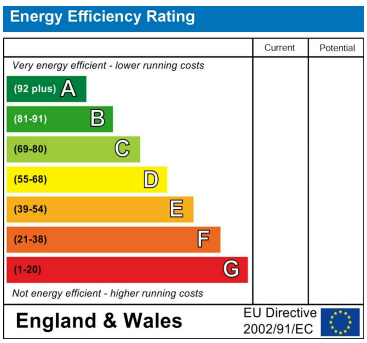
Floor Plan

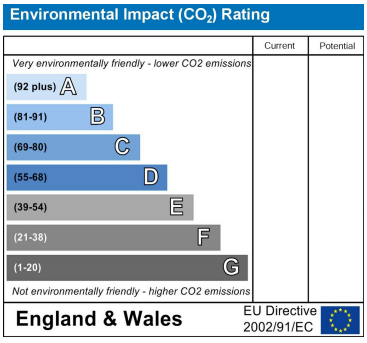


Area Map



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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