Whitakers
Estate Agents









111 Tweendykes Road, Hull, HU7 4XJ

Offers Around £230,000

WHITAKERS ARE DELIGHTED TO PRESENT A RARE OPPORTUNITY TO OWN THIS MUCH LOVED TWO BEDROOM TRUE BUNGALOW, AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN!

Situated on ever popular Tweendykes Road, just a short walk from historic Sutton village with its wide range of amenities, the property is also well positioned for highly regarded local schools and benefits from excellent transport links around the City!

Well proportioned throughout and occupying an impressive plot, the property briefly comprises; front porch, welcoming entrance hallway, spacious lounge with doors into separate dining room, kitchen, two double bedrooms and a shower room with separate wc.

With the additional benefit of lovely, well tended front and rear gardens, garage, majority uPVC double glazing and gas central heating, this represents an outstanding opportunity for the discerning buyer to really put their own stamp on a spacious and versatile property in a most sought after area!

The Accommodation Comprises

Front Porch



uPVC entrance door into front porch with uPVC windows and hardwood door into entrance hallway.

Entrance Hallway



The welcoming entrance hallway features carpeted flooring, central heating radiator, storage cupboard, loft hatch with drop down ladders to loft space and doors into all rooms.

Lounge 13'11 x 12'11 (4.24m x 3.94m)





Double doors from the entrance hallway into the lounge with uPVC bow window to front aspect, two uPVC windows to side aspect, carpeted flooring, central heating radiator, fireplace with living flame gas fire and sliding double doors into dining room.

Dining Room 8'4 x 9'9 (2.54m x 2.97m)



With uPVC window to rear aspect, carpeted flooring, central heating radiator and sliding door into kitchen.

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. Two ring electric hob with fan oven below and extractor over, stainless steel sink/drainer, central heating radiator, carpeted flooring, uPVC window to rear aspect and hardwood door into rear garden.

Bedroom One 11'5 x 11'6 (3.48m x 3.51m)





uPVC window to front aspect, carpeted flooring, two central heating radiators and fitted wardrobes.

Bedroom Two 11'1 x 10'4 (3.38m x 3.15m)



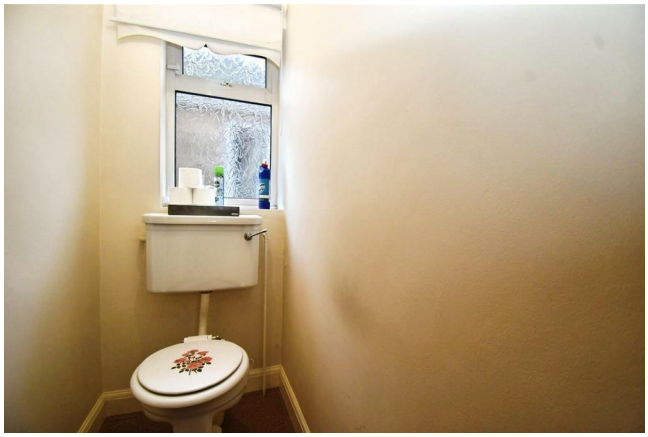
uPVC Patio doors into rear garden, uPVC window to side aspect, carpeted flooring and central heating radiator.

Shower Room



Shower cubicle with mains shower and hand wash basin. Heated chrome towel rail, carpeted flooring, tiled walls and uPVC window to side aspect.

Separate WC



Low flush wc, carpeted flooring and uPVC window to side aspect.

Loft Space





Drop down ladders from the loft hatch in the entrance hallway to loft space with built in cupboards, eaves storage, carpeted flooring and "velux" style window to rear aspect.

Outside







The front on the property features wrought iron gated and lawned area with block paving giving off road parking and block paved shared side driveway leading to the garage. The lovely enclosed rear garden is laid mainly to lawn with paved seating areas and mature borders with fencing and hedging to perimeters and side gate access.

Garage

Located at the foot of the side driveway with up and over door and uPVC window and personnel door into rear garden.

Tenure

Freehold

Council Tax

Kingston upon Hull City Council
Band C

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, Vodafone, Three, O2
Broadband - Basic 9 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.

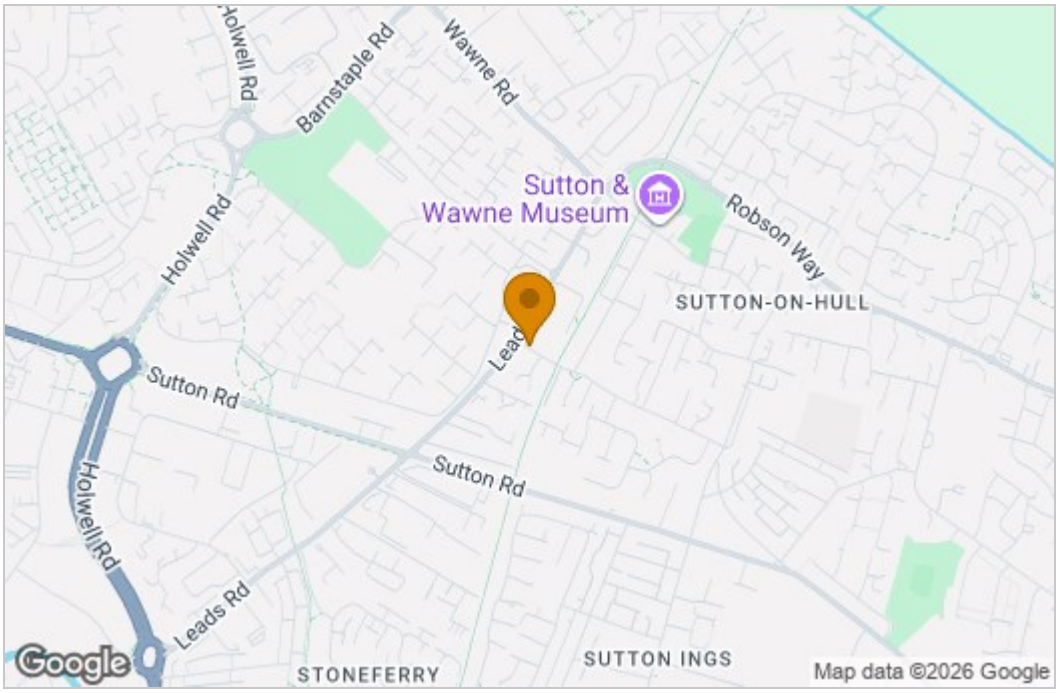
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All 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.

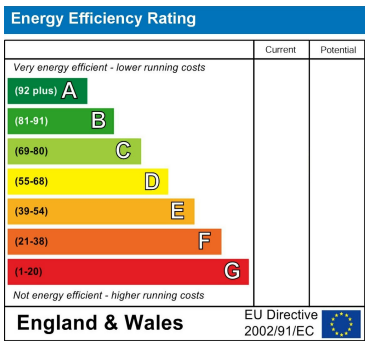
Floor Plan

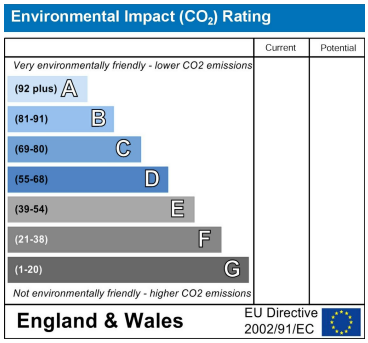


Area Map



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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