

Whitakers

Estate Agents



7 Thamesbrook

Sutton-On-Hull, Hull, HU7 4WL

Asking Price £289,995



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The accommodation comprises

Entrance hall

Upvc double glazed windows and entrance door, central heating radiator, access to the under stairs storage cupboard and garage, coved ceiling and staircase to landing off.

Lounge

18'9" x 11'10" maximum (5.72 x 3.62 maximum)
Upvc double glazed bay window, central heating radiator and a feature living flame fire.

Dining kitchen

22'4" x 11'4" maximum (6.82 x 3.47 maximum)
Upvc double glazed French windows leading to the garden from the dining area as well as a further Upvc double glazed window to the kitchen, two central heating radiators, a wide range of base wall and drawer units with fitted work surfaces and upstands, one and a half bowled stainless steel single drainer sink unit with a mixer tap, integrated appliances include and over, hob, microwave oven and extractor fan, automatic dishwasher and fridge freezer, and downlighters.

Utility room

Upvc double glazed entrance door, central heating radiator, fitted wall and larder unit with fitted work tops, plumbed for an automatic washing machine and an extractor fan.

Cloakroom

Upvc double glazed window, central heating radiator, low flush WC and wash basin.

Landing

Airing cupboard with a hot water cylinder, coved ceiling and access to the roof void.

Bedroom 1

14'10" x 11'7" maximum (4.54 x 3.54 maximum)
Twin Upvc double glazed windows and central heating radiators, coved ceiling and downlighters.

En suite

Upvc double glazed window, towel rail central heating radiator, fitted with a three piece suite comprising shower cubicle, vanity wash basin and a low flush WC, tiled splash backs, shaver socket and an extractor fan.

Bedroom 2

13'2" x 11'4" maximum (4.03 x 3.46 maximum)
Upvc double glazed window and central heating radiator.

Bedroom 3

13'8" x 7'9" maximum (4.19 x 2.38 maximum)
Upvc double glazed window and central heating radiator.

Bedroom 4

10'4" x 9'6" (3.15 x 2.91)
Upvc double glazed window and central heating radiator.

Bedroom 5

10'0" x 9'6" maximum (3.05 x 2.91 maximum)
Upvc double glazed window and central heating radiator.

Bathroom

Upvc double glazed window, towel rail central heating radiator, fitted with a three piece suite comprising panelled bath with a mixer shower over, vanity wash basin and a low flush WC, tiled flooring and splash backs, shaver socket and downlighters.

Gardens

To the front of the property there is a block paved driveway leading to the garage and a lawned garden. A side path leads to the rear garden which is lawned with a paved patio, well stocked borders and perimeter fencing,

Garage

Integral brick garage with an electric up and over door, currently split into a storage area and play area but can be easily reinstated.

Agents Notes

Services, fittings & equipment referred to in these sale 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

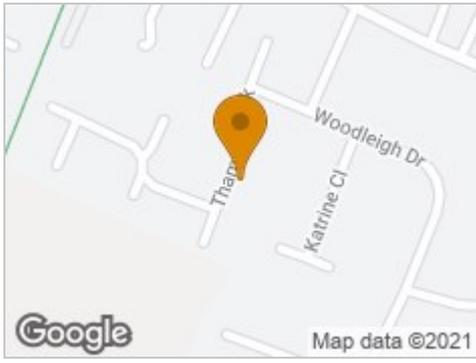
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

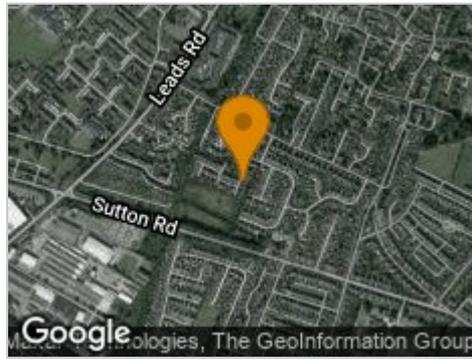
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Road Map



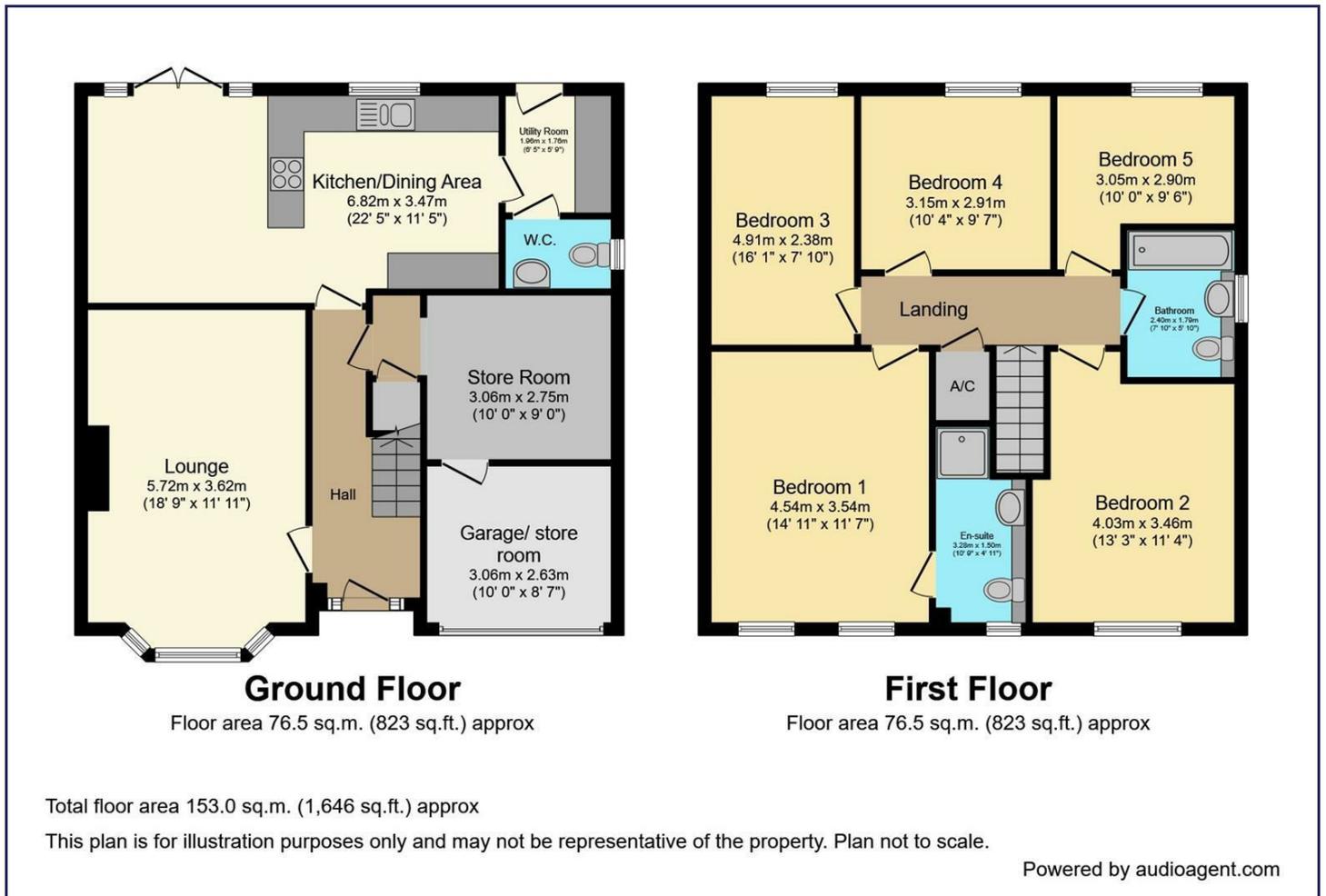
Hybrid Map



Terrain Map



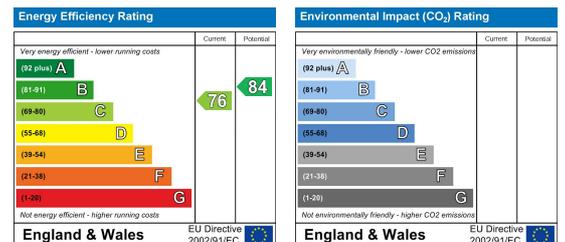
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

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