

# Whitakers

Estate Agents



## 29 Sutton Court, Hull, HU8 9PW

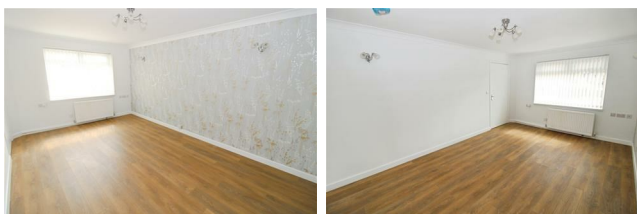
**Guide price £125,000**

\*\*\*GUIDE PRICE OF £130,000 - £135,000\*\*\*

Within a development exclusively reserved for the over 55s which boasts a community activity centre, this modern style semi detached bungalow enjoys a spacious plot which boasts a lengthy driveway giving access to the garage.

The contemporary styled accommodation briefly comprises entrance hall, lounge, fitted kitchen, two bedrooms of good proportion and a bathroom and has gas central heating to radiators and double glazing. Set within pleasant gardens to the front and rear, the property is situated within a stroll from all of the fabulous array of amenities that the village of Sutton has to offer and represents an ideal opportunity for the purchaser looking to downsize.

### Lounge 16'0" x 10'5" (4.90 x 3.20)



Window to the front aspect, attractive laminate flooring and a radiator.

### Kitchen 13'1" x 5'10" (4.00 x 1.80)



A lovely range of contemporary style fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Window to the side aspect, partially tiled walls, plumbing for an automatic washing machine, spotlights to the ceiling, a radiator and integrated appliances include an electric oven and a four ring electric induction hob.

### Bedroom One 13'1" x 6'6" (4.00 x 2.00)



Window to the rear aspect, laminate flooring and a radiator

### Bedroom Two 9'10" x 9'8" (3.00 x 2.95)



Window to the rear aspect, laminate flooring and a radiator.

### Bathroom



Again, in contemporary style, with a suite in white to comprise panelled bath, wash hand basin with a pedestal and a low level wc. The walls are tiled with a tall heated towel rail.

### Gardens



To the front of the property is a garden laid to decorative aggregates with a patio area and to the rear a garden laid to lawn

### Single Garage

Accessible via a side driveway which may accommodate a number of vehicles with further off street car parking amenities.

### Council Tax

Hull City Council - A

### Tenure

The property is Leasehold and we are informed that the term of the lease is 999 years from 1/1/1980 with a service charge of £79.18 per

month however these details should be verified with the Vendors solicitors

#### 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 under tiled roof  
Conservation Area - No  
Flood Risk - Very low  
Mobile Coverage/Signal - EE and Vodafone  
Broadband - Basic 4 Mbps Superfast 58 Mbps  
Coastal Erosion - No  
Coalfield or Mining Area -No  
Planning -Not applicable

#### Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

#### Offering on a property

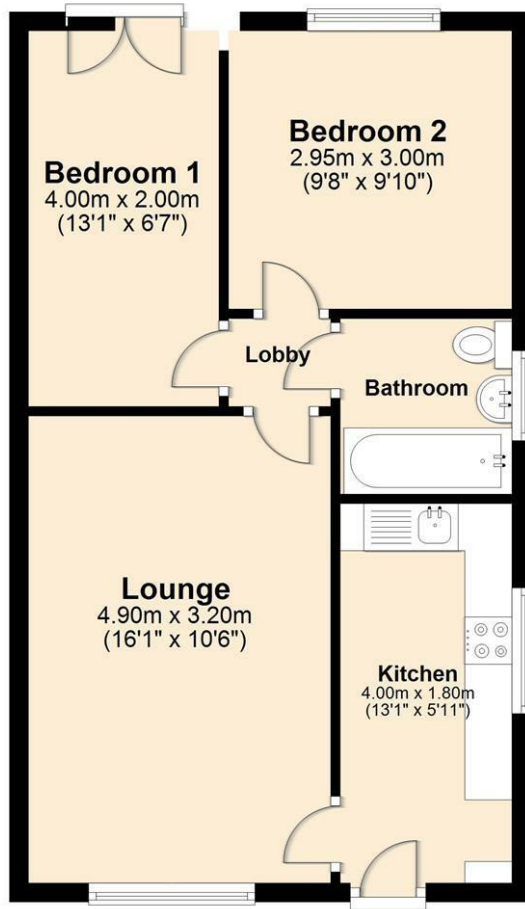
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per 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.

# Floor Plan

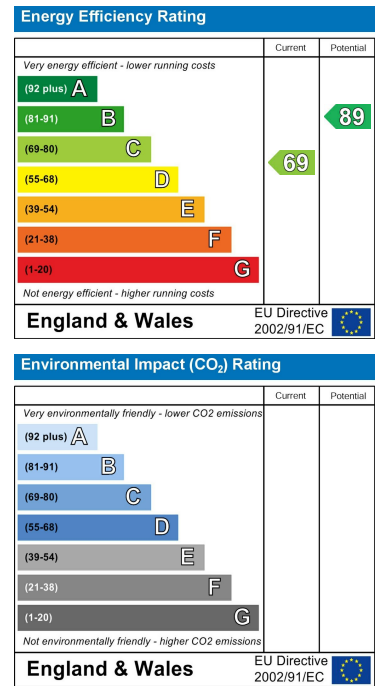
## Ground Floor



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