

Whitakers

Estate Agents



9 Sittingbourne Close, Hull, HU8 9XQ

Asking Price £189,950

ENJOYING A QUIET CUL-DE-SAC POSITION OFF THE EVER POPULAR HOWDALE ROAD, HANDILY PLACED FOR ALL OF THE EXCELLENT AMENITIES THAT SUTTON VILLAGE HAS TO OFFER, THIS MODERN STYLE SEMI DETACHED HOUSE TICKS ALL OF THE BOXES REQUIRED BY THE GROWING FAMILY UNIT.

WITH SOUGHT AFTER EDUCATIONAL CHOICES AVAILABLE, THE PROPERTY BRIEFLY COMPRISES LOUNGE, FITTED DINING KITCHEN WITH APPLIANCES, CONSERVATORY, THREE FIRST FLOOR BEDROOMS AND A FAMILY BATHROOM AND A FIXED STAIRCASE TO A LOFT AREA. WITH GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY HAS ATTRACTIVE GARDENS AND OFF STREET CAR PARKING FACILITIES.

REPRESENTING A GOOD OPPORTUNITY FOR THE PURCHASER LOOKING FOR THAT BIT OF EXTRA ROOM, APPOINTMENTS TO VIEW ARE WELCOME.

Lounge 14'1" x 13'7" (4.30 x 4.15)

A deep angled bay window to the front aspect, open plan staircase, two radiators and a contemporary style electric fire accompanied by sympathetic surround lighting.

Dining Kitchen 14'1" x 10'4" (4.30 x 3.15)

A lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset one and a half bowl sink unit with telescopic mixer tap. Window to the rear aspect, partially tiled walls, laminate flooring, a tall contemporary style radiator, useful under stairs storage cupboard and integrated appliances include an electric oven, four ring gas hob, a contemporary style over head extractor canopy and a fridge/freezer.

Conservatory 11'5" x 7'2" (3.50 x 2.20)

Tiled floor, a radiator and French Doors give access to the rear garden.

Landing

With a built in storage cupboard and a access to:

Bedroom One

Window to the front aspect, fitted wardrobes and a radiator

Bedroom Two

Window to the rear aspect and a radiator.

Bedroom Three

Window to the rear aspect and a radiator.

Bathroom

A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Partially tiled walls, a chrome heated towel rail and there is a plumbed "Rain shower" over the bath with a shower screen to the bath side

Loft Area 13'9" x 11'9" (4.20 x 3.60)

Accessible via a fixed staircase from the landing, having two "Velux" style windows, and fitted wardrobes.

Gardens

To the front of the property is an open plan garden laid to decorative aggregates and to the rear, an enclosed garden, laid mainly to lawn with a paved patio area, a summerhouse and a garden storage shed

Car Parking

A side driveway provides off street parking amenities for two vehicles.

Council Tax

Hull City Council - band B

Tenure

This property is Freehold

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 a tiled roof

Conservation Area -No

Flood Risk -Very low

Mobile Coverage/Signal - EE, Vodafone, Three and O2

Broadband - 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

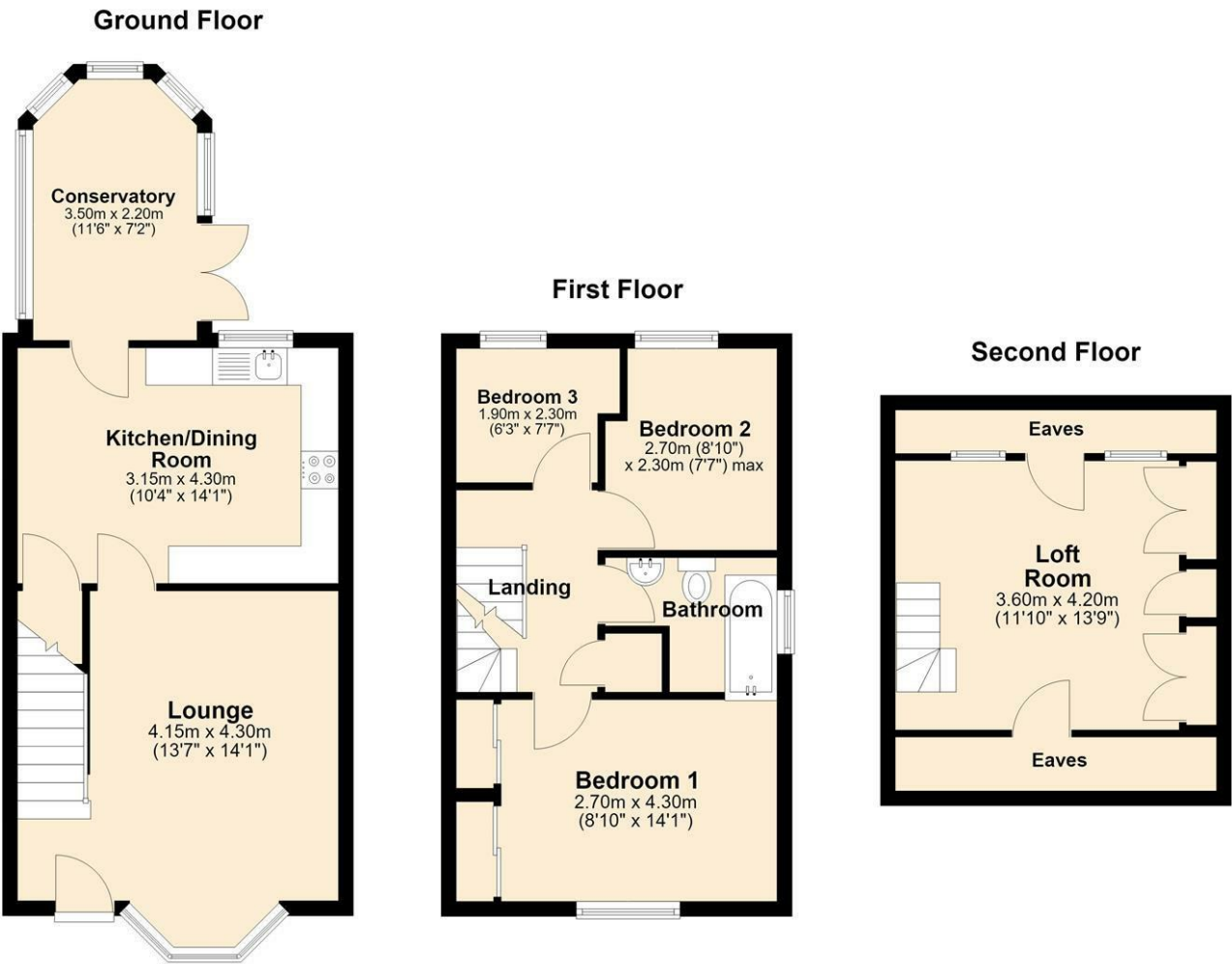
specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show 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.

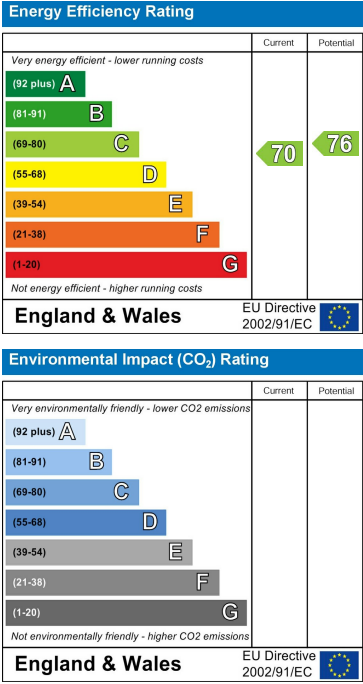
Floor Plan



Area Map



Energy Efficiency Graph



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