

Whitakers

Estate Agents



25 Hallcoate View, Hull, HU8 9EJ

£200,000

LOCATED TO THE EAST OF THE CITY ON THIS SMALL AND SELECT DEVELOPMENT CLOSE TO THE GOLF COURSE, THIS MODERN STYLE SEMI DETACHED HOUSE REPRESENTS A FABULOUS OPPORTUNITY FOR THE GROWING FAMILY UNIT.

THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, CLOAK ROOM, LOUNGE, FITTED DINING KITCHEN WITH INTEGRATED APPLIANCES, THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A FAMILY BATHROOM AND IS SET WITHIN PLEASANT GARDENS WITH AMPLE OFF STREET CAR PARKING AMENITIES. HAVING THE EXPECTED GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY IS WELL PRESENTED THROUGHOUT AND INTERNAL INSPECTIONS ARE ENCOURAGED.

Entrance Hall

Giving access to :

Cloak Room

A low level dual flush wc unit, wash hand basin with a pedestal, splash back tiling and a radiator

Lounge



Window to the front aspect, a radiator and staircase off.

Fitted Dining Kitchen



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Integrated appliances include an electric oven, four ring gas hob, a stainless steel over head extractor canopy, a dishwasher and a fridge/freezer and French doors give access to the rear garden.

First Floor Landing

With a useful built in storage cupboard and giving access to:

Bedroom One



Window to the rear aspect and a radiator

Bedroom Two



Window to the front aspect and a radiator

Bedroom Three



Window to the rear aspect and a radiator

Family Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a dual flush low level wc unit. Partially tiled walls, a radiator and there is a plumbed shower unit over the bath with a shower screen to the bath side.

Gardens



To the front of the property is an open plan garden laid to lawn and to the rear is an enclosed garden, laid to lawn with a paved patio area and there is a summer house and a garden storage shed.

Off Street Car Parking Amenities

To the front of the property.

Council Tax

Hull City Council - band C

Tenure

This property is Freehold

Material Information:

Construction - Brick under tiled roof

Conservation Area -No

Flood Risk -Very low

Mobile Coverage/Signal -Yes

Broadband - Yes
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.

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.

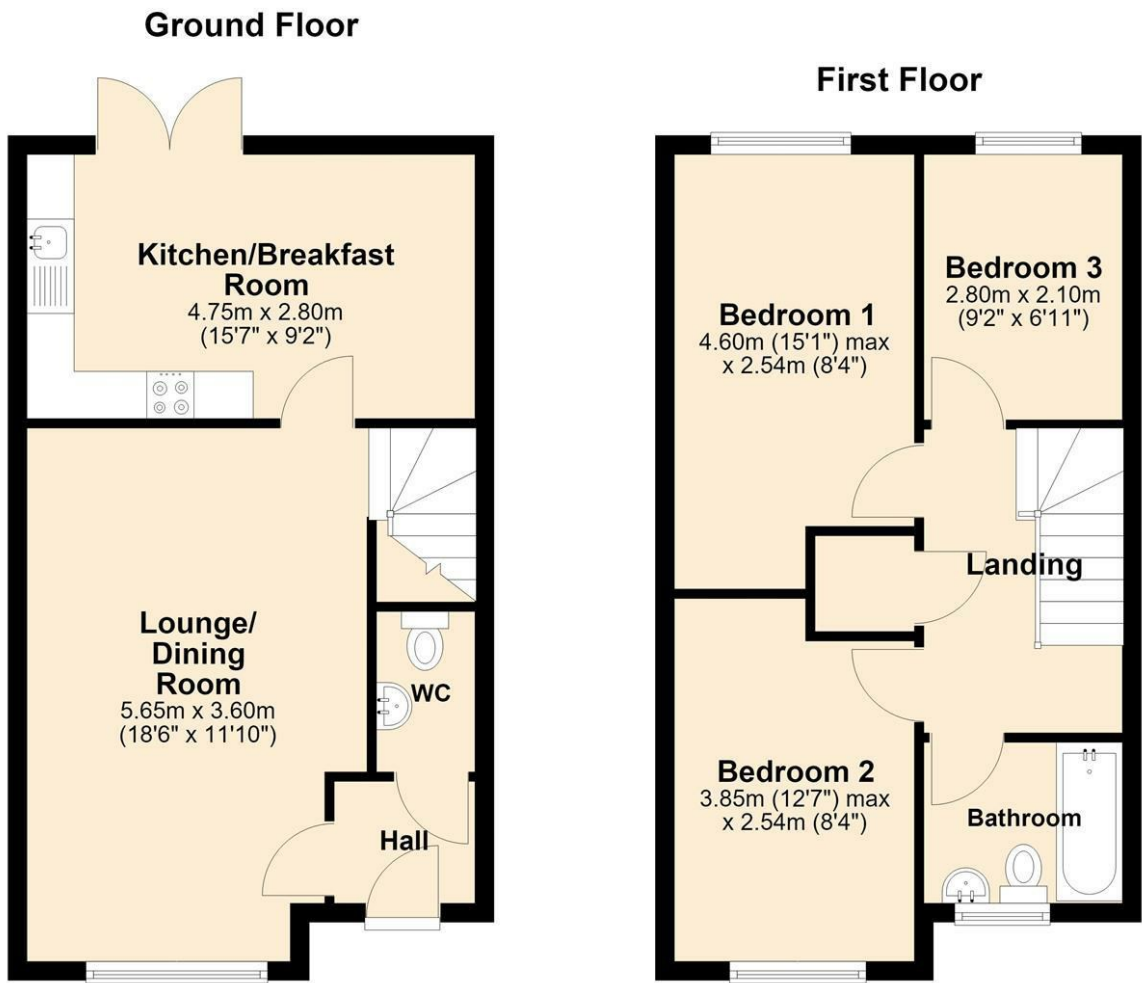
Agents Notes:

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.

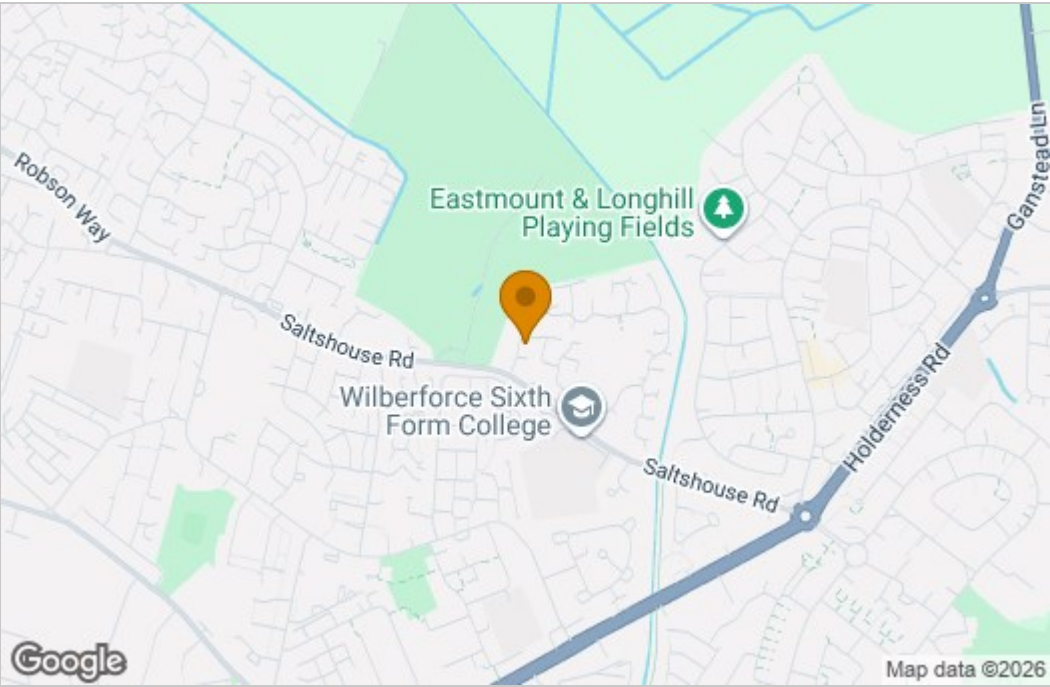
Free Market Appraisals/Valuations

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.

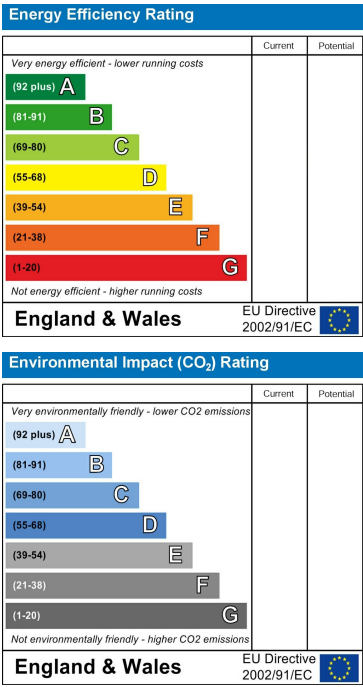
Floor Plan



Area Map



Energy Efficiency Graph



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