

Whitakers

Estate Agents



8 Hardington Close, Hull, HU8 9QH

£150,000

SITUATED ALMOST SECRETLY ON THIS FAMILY FRIENDLY DEVELOPMENT TO THE EAST OF THE CITY AND JUST YARDS FROM THE GATES TO THE PLAYING FIELDS , THIS SEMI DETACHED HOUSE IS A MUST VIEW FOR THE FAMILY LOOKING FOR THAT LITTLE BIT OF EXTRA ROOM.

THE ACCOMMODATION COMPRISES ENTRANCE HALL, LOUNGE, FITTED KITCHEN WITH APPLIANCES AND A DINING AREA, THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A CONTEMPORARY BATHROOM AND IS SET WITHIN GARDENS OF VERY IMPRESSIVE PROPORTION. BOASTING GAS CENTRAL HEATING TO RADIATORS AND UNDERFLOOR HEATING TO THE KITCHEN AND BATHROOM AREAS, THE PROPERTY HAS DOUBLE GLAZING AND IS PRESENTED IN "MOVE INTO" CONDITION. EARLY INSPECTION IS ADVISED IN ORDER TO AVOID DISAPPOINTMENT

Entrance Hall
Staircase off and engineered timber flooring

Lounge 11'11" x 10'8" (3.65 x 3.26)



Two windows to the front aspect and a window to the rear aspect, engineered timber flooring continues and two radiators.

Fitted Kitchen 13'1" x 12'1" (4.00 x 3.70)



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with a mixer tap. Matching splash backs and a breakfast bar, plumbing for an automatic washing machine, window to the rear aspect, useful under stairs storage cupboard, spotlights to the ceiling and integrated appliances include an electric oven, four ring gas hob and a stainless steel, head extractor canopy and under floor heating. Opens to:

Dining Area 9'10" x 7'1" (3.01 x 2.17)



Window to the side aspect, spotlights to the ceiling and under floor heating.

First Floor Landing
With spotlights to the ceiling and access to:

Bedroom One 11'4" x 10'4" (3.46 x 3.16)



Two windows to the front aspect, built in wardrobe and a radiator

Bedroom Two 11'3" x 9'7" (3.45 x 2.93)



Window to the rear aspect with some views of open countryside and a radiator.

Bedroom Three 11'6" x 8'10" (3.53 x 2.70)



Window to the front aspect, built in wardrobe radiator and boiler which is under 1 year old.

Bathroom



A contemporary room with a white suite to comprise panelled bath, wash handbasin within a vanity unit and a low level wc. Tiled walls and floor with under floor heating, spotlights to the ceiling, a chrome heated towel rail and a plumbed "Rain shower" within a double size independent enclosure.

Gardens



There are enclosed gardens of very impressive proportion to the front and rear of the property which are laid mainly to lawn.

Council Tax

Hull City Council - band A

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.

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.

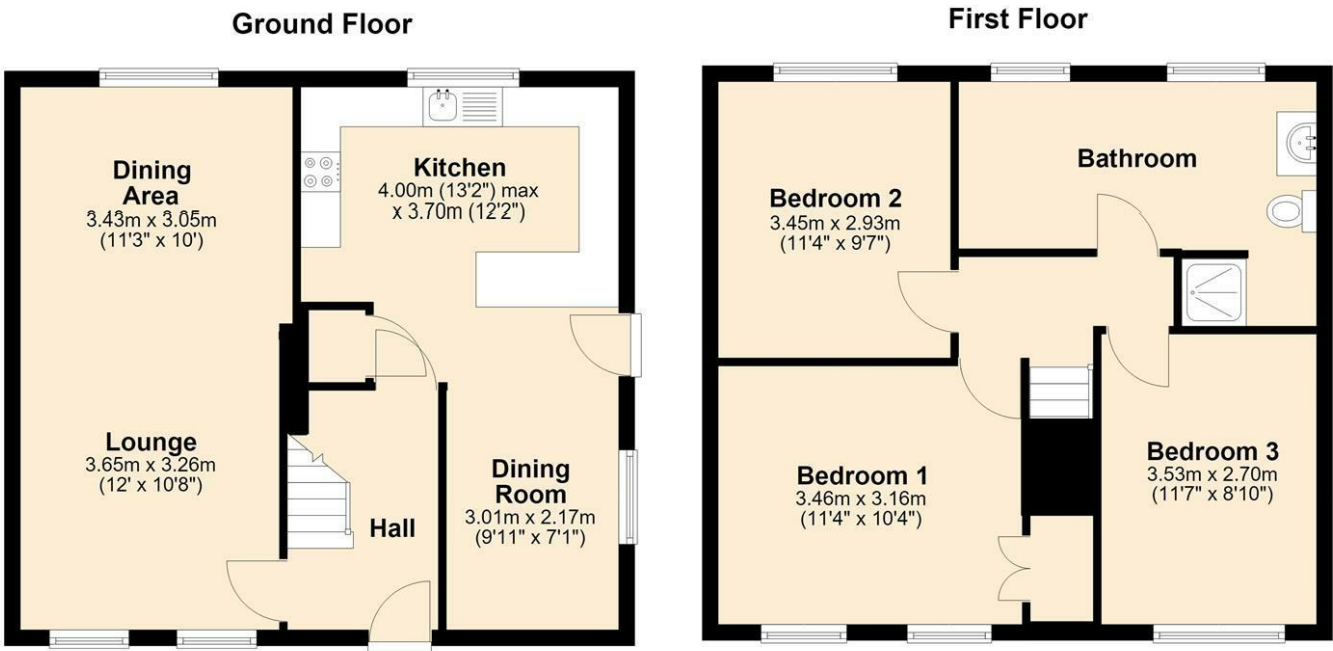
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All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

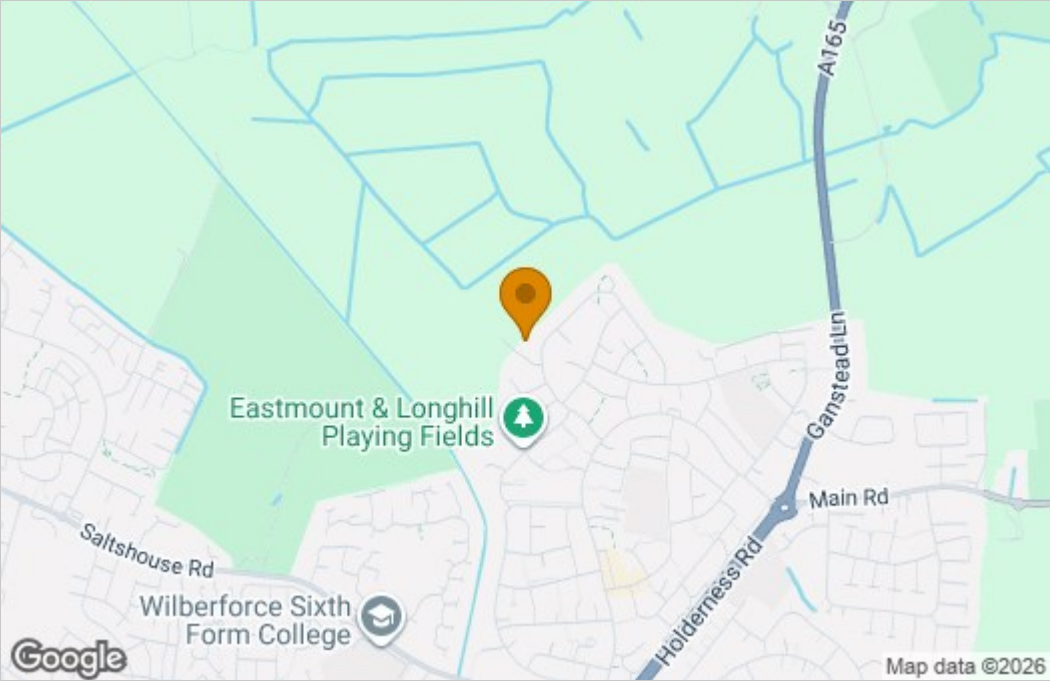
Material Information:

Construction - Brick under a tiled roof
Conservation Area - No
Flood Risk -Very Low
Mobile Coverage/Signal -EE, Vodafone, Three
and O2
Broadband - Basic 8 Mbps Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

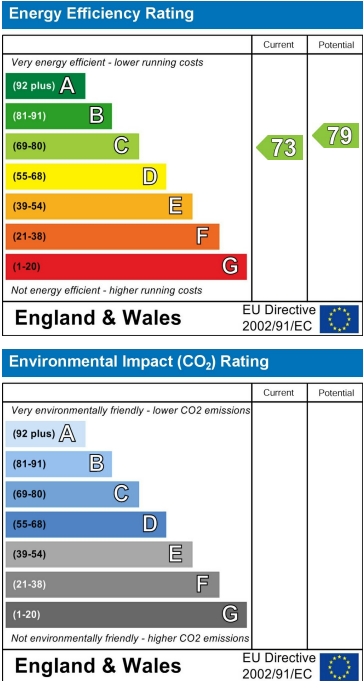
Floor Plan



Area Map



Energy Efficiency Graph



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