

Whitakers

Estate Agents



65 Bowmont Way, Hull, HU7 3HL

Offers Over £220,000

NESTLED IN THE CORNER OF THIS LOVELY PRIVATE CUL-DE-SAC, THIS 4 BEDROOM DETACHED HOME WITH LOFT ROOM IS AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN!

Situated in the heart of the ever popular Kingswood development, well positioned for the wide range of shops and leisure facilities located at Kingswood Retail Park as well as highly regarded local primary and secondary schools, the property also benefits from excellent transport links around the City and whilst in need of some modernisation, this represents an outstanding opportunity for the buyer to put their own stamp on a most spacious and versatile family home.

Briefly comprising; entrance hallway, downstairs cloakroom, lounge, dining room and kitchen to the ground floor, four bedrooms, the master being ensuite, and a family bathroom to the first floor whilst a fixed staircase from bedroom three leads to the amazing 30ft loft room.

Externally the property sits within a small private cul-de-sac with private driveway parking to the front of the detached double garage together with a lovely enclosed rear garden.

With the additional benefit of gas central heating and uPVC double glazing throughout, this represents an outstanding opportunity to purchase this spacious home situated in a popular and convenient location!

The Accommodation Comprises

Entrance Hallway



Composite entrance door into hallway with carpeted and laminate flooring, central heating radiator and door into cloakroom.

Downstairs Cloakroom



With low flush wc, hand wash basin, central heating radiator, laminate flooring, extractor fan and uPVC window to side aspect.

Lounge 17'4 x 11'2 (5.28m x 3.40m)



With uPVC window to front aspect, laminate flooring, fireplace, central heating radiator and double doors into....

Dining Room 12'4 x 9'4 (3.76m x 2.84m)



Continuation of laminate flooring, central heating radiator and uPVC patio doors into rear garden.

Kitchen 13'1 x 7'10 (3.99m x 2.39m)



Fitted wall and base units with complementary work surfaces and tiled splash backs. Composite sink/drainage, space for cooking appliance, plumbing for automatic washing machine, laminate flooring, central heating radiator, uPVC window to rear aspect and composite side entrance door.

First Floor Landing

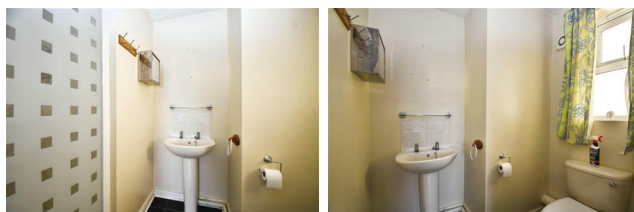
Stairs from entrance hallway to first floor landing with carpeted flooring, storage cupboard and uPVC window to side aspect.

Bedroom One 14' x 8'9 (4.27m x 2.67m)



uPVC window to front aspect, laminate flooring, central heating radiator and door into....

Ensuite



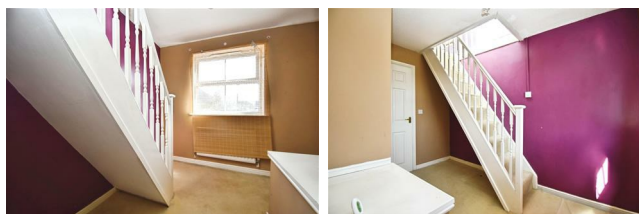
Ensuite shower room comprising shower cubicle with mains shower over, low flush wc and hand wash basin. Tiled flooring, part tiled walls, extractor fan and uPVC window to side aspect.

Bedroom Two 10'8 x 8'9 (3.25m x 2.67m)



uPVC window to rear aspect, carpeted flooring and central heating radiator.

Bedroom Three 10'9 x 8'5 (3.28m x 2.57m)



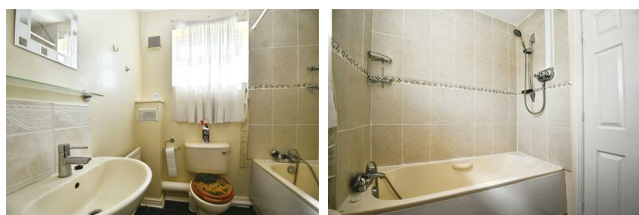
uPVC window to front aspect, carpeted flooring, central heating radiator and fixed staircase to loft room.

Bedroom Four 7'6 x 8'5 (2.29m x 2.57m)



uPVC window to rear aspect, carpeted flooring and central heating radiator.

Family Bathroom



Panel bath with mains shower over, low flush wc and hand wash basin. Laminate tiled flooring, part

tilled walls, central heating radiator and uPVC window to side aspect.

Loft Room 30'3 x 9'1 (9.22m x 2.77m)



Accessed via fixed staircase from bedroom three with laminate flooring, three Velux ceiling windows, central heating radiators and under eaves storage.

Outside



The property sits in the corner of a private cul-de-sac with a lawned garden and private gravelled driveway to the detached double garage. Gated side access leads to the lovely enclosed rear garden laid mainly to lawn with paved patio and an array of mature plants trees and shrubs

Double Garage



Situated to the front of the property with twin up and over doors and electric supply.

Tenure

The property is Freehold

Council Tax

Council Tax band D

Kingston upon Hull City Council

EPC

Awaited

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/Tile

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 9 Mbps, Ultrafast 5500 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

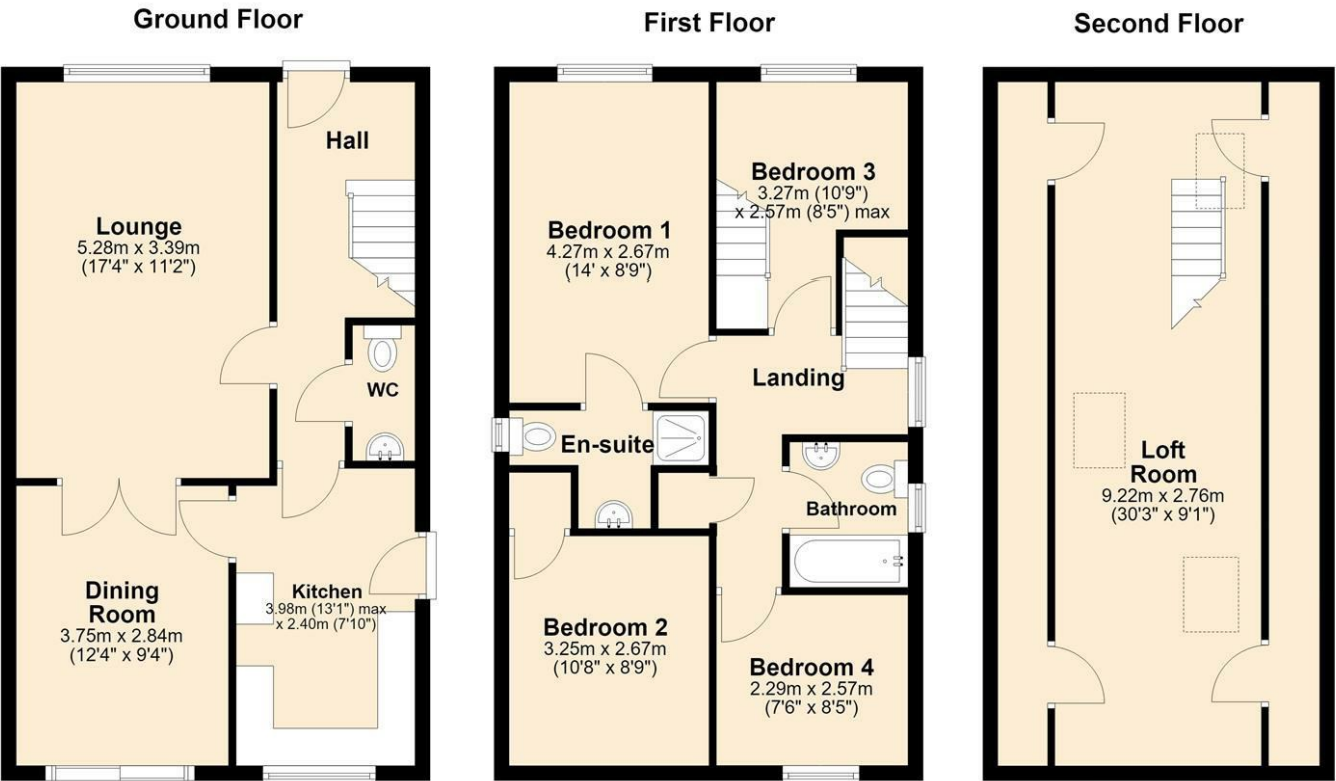
a guide to the property and should not be relied on. Square footages are approximate.

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.

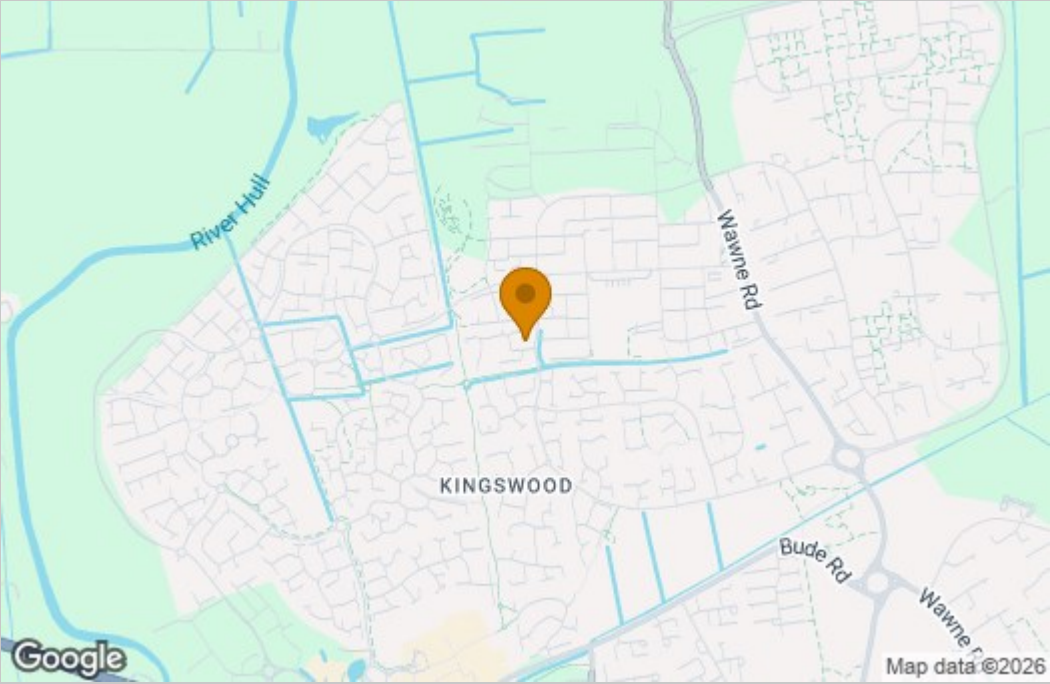
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All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

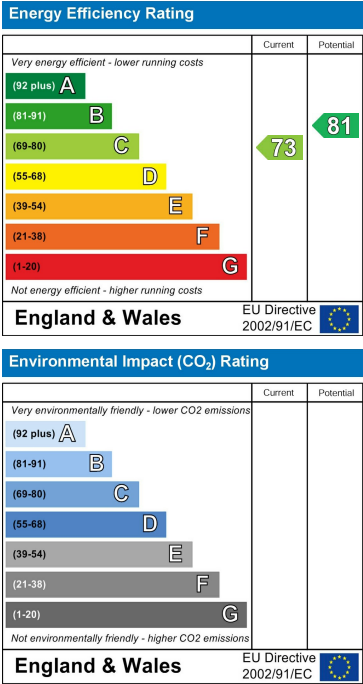
Floor Plan



Area Map



Energy Efficiency Graph



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