Whitakers
Estate Agents









7 Ingleby Close, Hull, HU8 9LA

Offers Over £150,000

. ATTENTION FIRST TIME BUYERS

ENJOYING A QUIET CUL-DE-SAC POSITION ON THE SOUGHT AFTER HOWDALE ROAD DEVELOPMENT AND IDEALLY SUITED TO THE FIRST TIME BUYER OR INDEED, THE PURCHASER LOOKING TO DOWN SIZE, THIS MODERN STYLE SEMI DETACHED HOUSE IS EXTEREMLY WELL PRESENTED IN "MOVE INTO" CONDITION AND EARLY APPOINTMENTS TO VIEW ARE ADVISED.
THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE, FITTED DINING KITCHEN WITH INTEGRATED APPLIANCES, TWO FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A CONTEMPORARY SHOWER ROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.
SET WITHIN PLEASANT GARDENS WHICH INCLUDE AN OUTBUILDING LENDING ITSELF TO A NUMBER OF INTERSTING USES, GIVEN THE RELAVANT PERMISSIONS AND A SIDE DRIVEWAY TO ACCOMMODATE AMPLE OFF STREET CAR PARKING AMENITIES, INTERNAL INSPECTION WILL NOT DISAPPOINT.

Reception Storm Porch
Giving access to:

Lounge 17'4" x 12'11" (5.30 x 3.95)




Window to the front aspect, open plan staircase, contemporary style radiator and attractive herringbone floor covering.

Fitted Dining kitchen 12'11" x 9'0" (3.95 x 2.75)




A lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with mixer tap and a incorporating a breakfast bar. Window to the rear aspect and access to the rear garden, herringbone floor covering continues, spotlights to the ceiling, a tall contemporary radiator and integrated appliances include an electric oven, electric hob, a stainless steel over head extractor canopy and a fridge/ freezer.

Bedroom One 12'11" x 9'6" (3.95 x 2.90)




Window to the front aspect and a radiator.

Bedroom Two 12'11" x 9'3" (3.95 x 2.82)



Window to the rear aspect and a radiator.

Shower Room



A lovely contemporary room to comprise a "Rain" shower within a double enclosure, wash hand basin within a vanity unit and a dual flush low level wc.

Gardens





To the front of the property is a garden laid to decorative aggregates and shrubs and to the rear is an enclosed garden laid to a decking seating area, paved patio are and decorative aggregates. There is also an outbuilding which can lend itself to a number of uses, given the relevant permissions and will interest the remote employee and certainly the genial host.

Off Street Car Parking
There is a side driveway which can accommodate a number of vehicles for off street parking amenities.

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.

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.

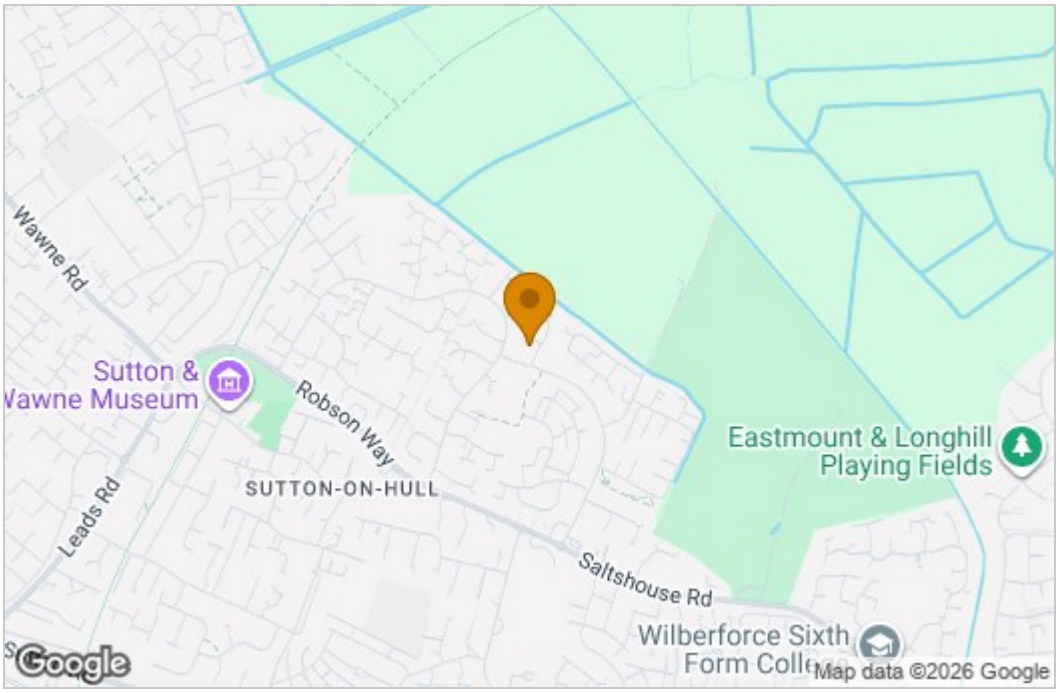
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Material Information:
Construction - brick
Conservation Area - no
Flood Risk - low
Mobile Coverage/Signal - EE, Vodafone, Three and O2
Broadband - Basic 5 Mbps Ultrafast 5500 Mbps
Coastal Erosion - not applicable
Coalfield or Mining Area - not applicable
Planning -

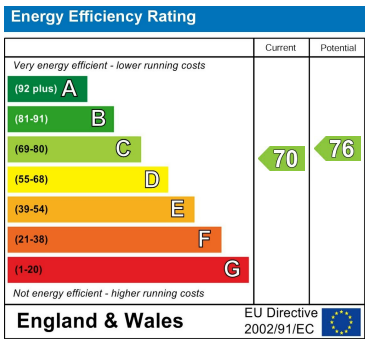
Floor Plan

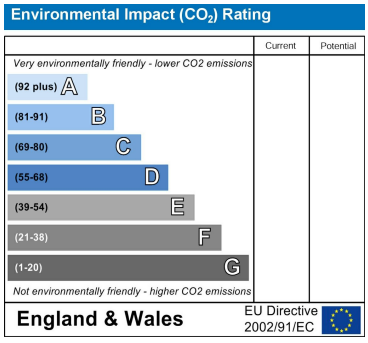


Area Map



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.

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