Whitakers
Estate Agents









1 Kennet Road, Hull, HU8 9RG

Asking Price £152,500

LOCATED ON THE PERPHERY OF THIS FAMILY FRIENDLY DEVELOPMENT TO THE EAST OF THE CITY, JUST A STROLL TO THE FACILITIES THAT THE VILLAGE OF BILTON HAS TO OFFER, THIS SEMI DETACHED HOUSE BOASTS ENTRANCE HALL, LOUNGE, DINING ROOM, FITTED KITCHEN, UTILITY ROOM, THREE BEDROOMS OF GOOD PROPORTION AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING. EXTREMELY WELL PRESENTED AND OFFERED IN "MOVE INTO" CONTEMPORARY CONDITION, THE PROPERTY IS SET WITHIN ATTRACTIVE GARDENS WITH OFF STREET CAR PARKING AMENITIES FOR THREE VEHICLES VIA ELECTRIC GATES AND HAS A SECURE WORKSHOP

JUST REQUIRES INTERNAL INSPECTION IN ORDER TO APPRECIATE, APPOINTMENTS TO VIEW ARE ENCOURAGED AND WILL NOT DISAPPOINT.

Entrance Hall



Staircase off, laminate flooring, window to the side aspect, a radiator and a useful cloaks cupboard

Lounge 17'6 x 15'6 (5.33m x 4.72m)





Windows to the front and rear aspects allowing plenty of natural light, laminate flooring, two radiators and there is an attractive fitted solid duel fuel burner to create a lovely cosy ambience.

Dining Room 8'4 x 9'6 (2.54m x 2.90m)



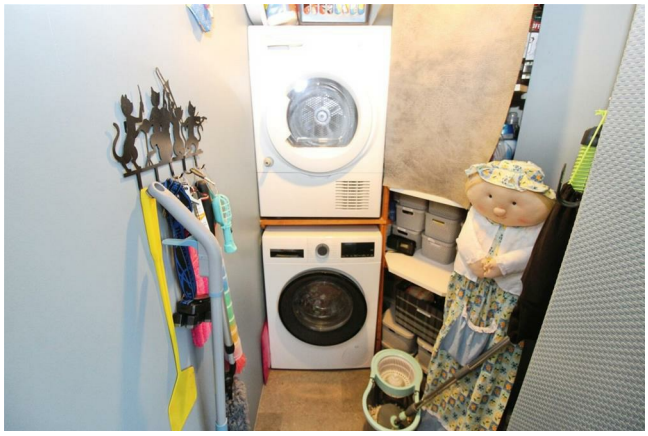
Window to the rear aspect, a radiator and access to both the front and rear aspects.

Fitted Kitchen 12'11 x 8'11 (3.94m x 2.72m)



A lovely range of fitted floor and wall units by "Signature" with carousel and pull out units with soft impact closures. Contrasting preparation surfaces incorporate an inset ceramic sink unit with mixer tap, tall contemporary radiator, windows to two aspects and partially tiled walls.

Utility Area



Plumbing for an automatic washing machine and there is plenty of room for a condensing drier.

First Floor Landing

With a built in storage cupboard and access to;

Bedroom One 10'8 x 14'3 (3.25m x 4.34m)



Two windows to the front aspect, laminate flooring, a radiator, walk in built in storage cupboard and mirror fronted fitted wardrobes.

Bedroom Two 10'4 x 10'11 (3.15m x 3.33m)




Window to the rear aspect, laminate flooring, built in storage cupboard and a radiator.

Bedroom Three 6'11 x 6'1 (2.11m x 1.85m)



Window to the front aspect, laminate flooring and a radiator.

Bathroom



A white suite to comprise a panelled bath with under storage space, wash hand basin with a pedestal and a low level wc. Tiled walls, a chrome heated towel rail and there is an electric shower unit over the bath.

Gardens





There are attractive enclosed gardens to the rear of the property, laid mainly to artificial lawn and paved patio area with outside electricity points and an outside tap.

Workshop



There is a brick built workshop with electricity supplied and secured by an electronically operated shutter door.

Off Street Car Parking



The plot to the front of the property is laid to decorative aggregates and can accommodate off street parking for three cars comfortably and is accessed by electronically operated gates.

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.

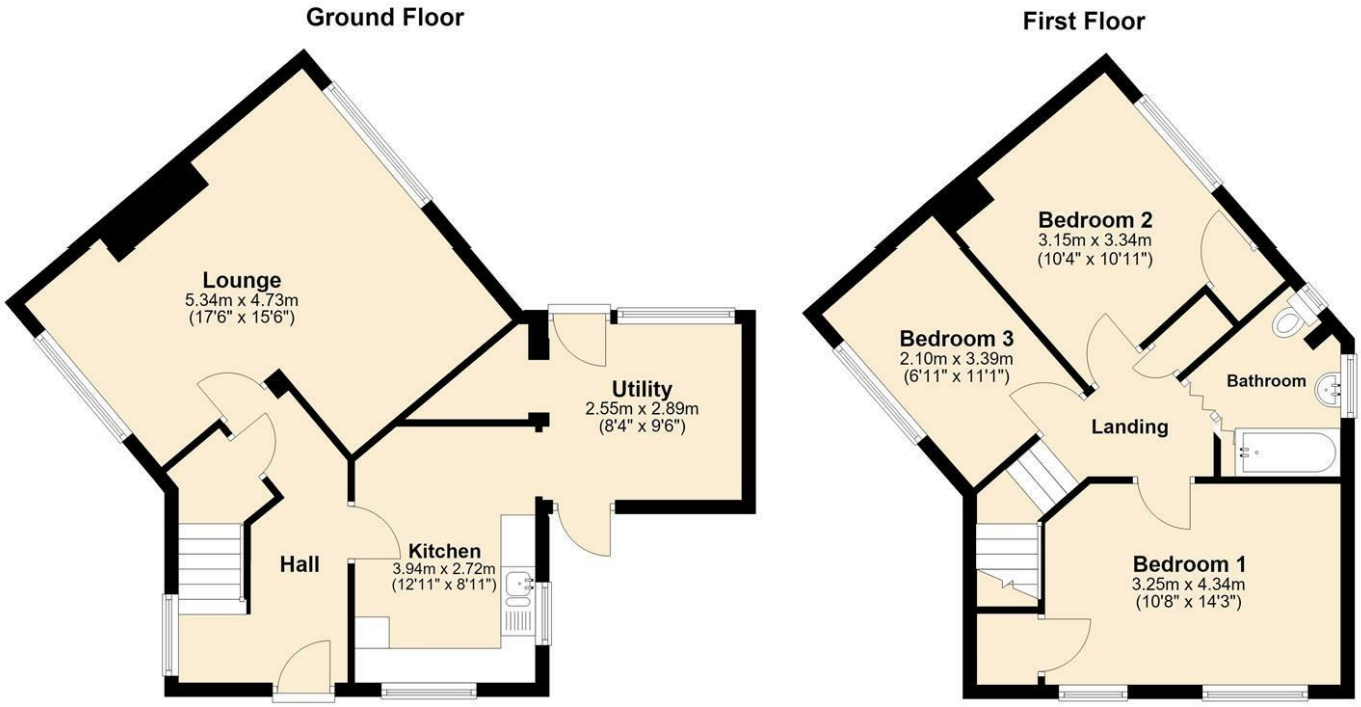
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All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

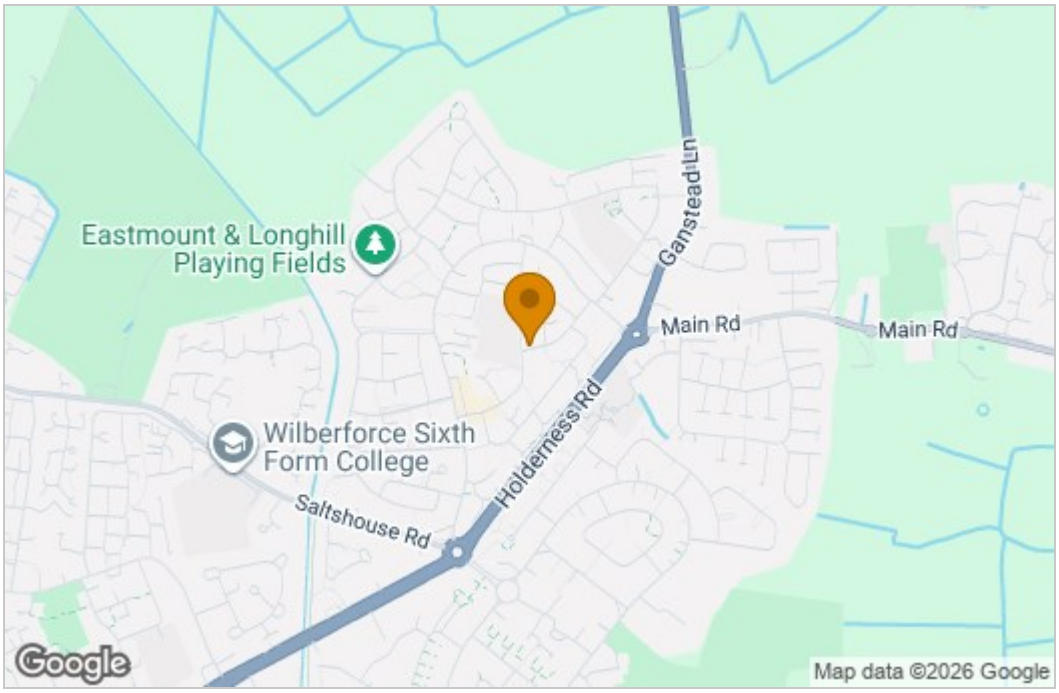
Material Information:

Construction - Brick under a tiled roof
Conservation Area -No
Flood Risk -Very Low
Mobile Coverage/Signal -Yes
Broadband -Yes
Coastal Erosion -No
Coalfield or Mining Area -No
Planning -No

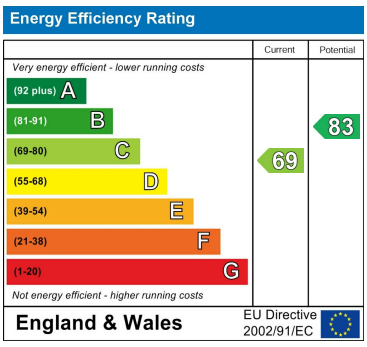
Floor Plan

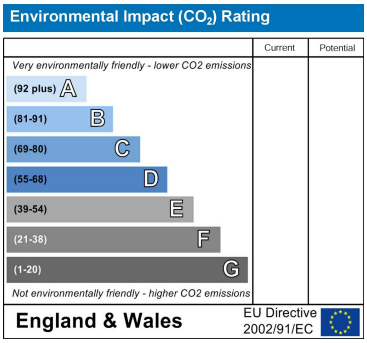


Area Map



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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