

Whitakers

Estate Agents



16 Cloverbank View, Hull, HU6 7YB

Asking Price £160,000

This IMMACULATELY presented 2 bedroom semi-detached property is available to purchase with NO ONWARD CHAIN!

Ideally located just off Beverley High Road close to the local Tesco superstore as well as enjoying excellent transport links into Hull City Centre and Beverley, the property is also only minutes away from the wide range of shopping and leisure amenities available at Kingswood Retail Parks.

Much improved by the current owner and presented in "move-in" condition, the property briefly comprises; lounge and modern fitted kitchen to the ground floor whilst to the first floor there are two double bedrooms and a bathroom.

Also benefitting from private side driveway parking and a lovely spacious south facing rear garden with garage converted to create a relaxing sun room together with Solar Panels, gas central heating and uPVC double glazing, the property would be ideal for First Time Buyers and Down-sizers alike hence internal viewing is highly recommended!

The Accommodation Comprises

Entrance Porch

Composite entrance door into front porch with carpeted flooring and internal door into....

Lounge 14'8 x 11'9 (4.47m x 3.58m)



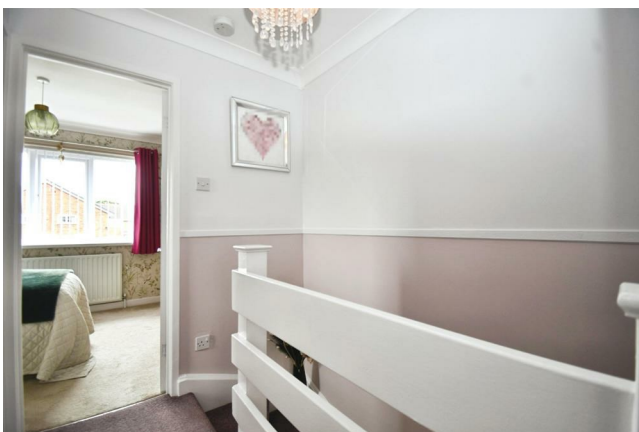
Spacious lounge with uPVC bow window to front aspect, carpeted flooring, central heating radiator and stairs to first floor.

Fitted Kitchen 8'4 x 11'9 (2.54m x 3.58m)



Modern fitted kitchen comprising a range of fitted wall and base units, complementary work surfaces and tiled splashbacks. 4 ring gas hob with electric fan oven below, composite sink/drainer and plumbing for automatic washing machine and dish washer. Carpeted flooring, uPVC window to rear aspect and uPVC door into rear garden.

First Floor Landing



Stairs from lounge to first floor landing with carpeted flooring, central heating radiator and loft access hatch.

Bedroom One 8'4 x 11'9 (2.54m x 3.58m)



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

Bedroom Two 7'9 x 11'9 (2.36m x 3.58m)



uPVC window to front aspect, carpeted flooring, built in cupboard and central heating radiator.

Bathroom



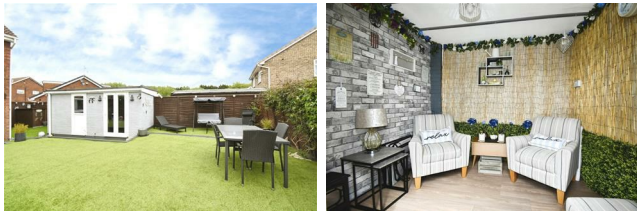
Bath with electric shower over, low flush wc and vanity hand wash basin. Tiled walls, carpeted flooring, central heating radiator and uPVC window to side aspect.

Outside



To the front of the property, the low maintenance garden is laid to artificial turf whilst the gravelled side driveway provides off road parking. Gate access leads to the lovely larger than average south facing rear garden which again is laid mainly to artificial lawn with borders featuring an array of mature plant, shrubs and bushes whilst there is a separate bin storage area fronting the garage and timber fencing which affords a good level of privacy

Sun Room



The garage has been converted to provide storage to the front whilst to the rear is a lovely sun room with uPVC French Doors into the garden, perfect for relaxation, crafts or home working.

Tenure

The property is Freehold

Council Tax

Council Tax band B

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 - Low

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

Broadband - Basic 12 Mbps, Ultrafast 10000

Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

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.

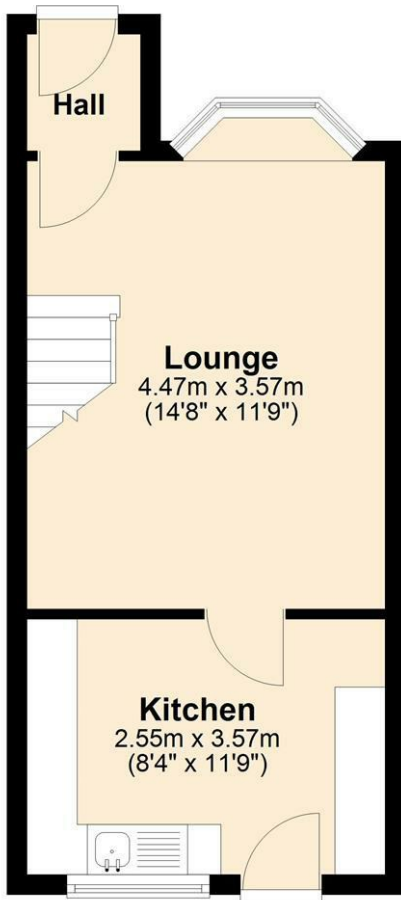
Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

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.

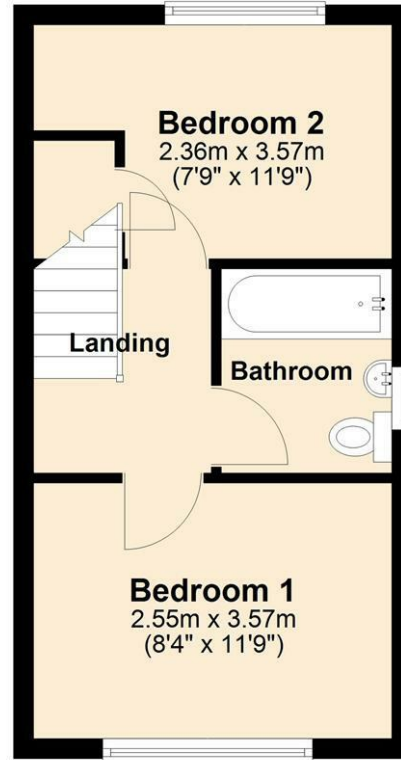
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the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

Floor Plan

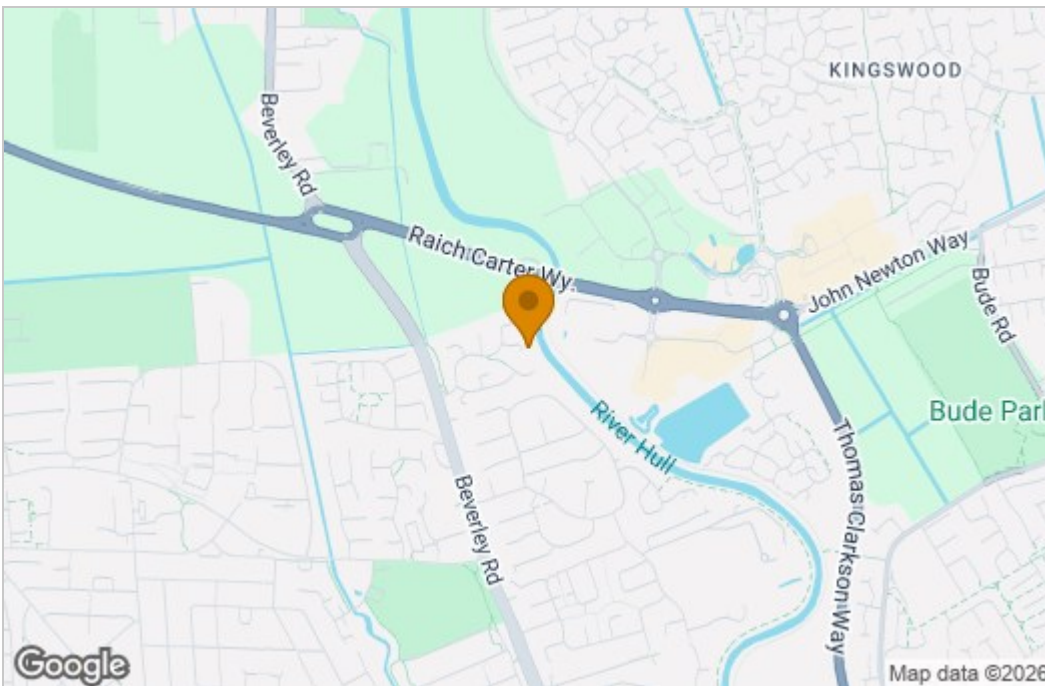
Ground Floor



First Floor



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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