

# Whitakers

Estate Agents



## 6 Brecon Drive, Hull, HU7 3JB

**Asking Price £170,000**

**\*\*REQUIRING REFURBISHMENT\*\***

This extended 3 bedroom Detached House offers a huge opportunity to really put your own stamp on this property and make it your own!

Available with NO ONWARD CHAIN AND Situated in the ever popular Kingswood Development, this spacious property briefly comprises: entrance hallway with stairs taking you up to the first floor Bathroom and Three Bedrooms, the main having ensuite. The Open plan ground floor layout incorporates the living/ dining and kitchen area with central island and bi folding doors opening out to the rear patio, creating a great space for entertaining family & friends.

Outside there is a patio area with steps taking you down to the lawn area whilst the detached garage and a private driveway provides ample off road parking for several vehicles.

Call to arrange your viewing today!!

## Accommodation Comprising

Entrance Hallway 6'3" x 4'10" (1.93 x 1.49)



Upvc front entrance door with glazed panells to either side, opens to the porch with wood flooring and stairs to first floor.

Open Plan Layout Incorporating:  
Open plan layout to include: Lounge and dining kitchen.

Lounge 12'2" x 16'8" (3.71 x 5.1)



A light open living space with double glazed window to front elevation and bi folding doors to rear aspect.

Dining / Kitchen Area 16'0" x 15'1" (4.9 x 4.6)



Open from the living area. An open plan dining kitchen with central island and a range of floor to ceiling units to one wall, incorporating the fridge freezer and built in oven. Central island with integrated dishwasher and ceramic hob. Bi folding doors open to the rear garden, creating a great entertainment space.

Ground Floor W.C. 5'6" x 2'7" (1.7 x 0.8)



With low level W.C. and wash basin

Lobby 5'4" x 3'3" (1.65 x 1.0)

Lobby with double glazed door opening to the side elevation

## First Floor Landing

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

Bedroom One 10'5" x 10'2" (3.2 x 3.1)



Double bedroom with uPVC double glazed window to rear aspect and radiator, door to En Suite.

En Suite 4'7" x 4'3" (1.4 x 1.3)



Shower cubicle, low level W.C. and wash basin. Tiled walls and floor. uPVC double glazed window to rear aspect and radiator.

Bedroom Two 12'4" x 6'5" (max) (3.78 x 1.97 (max))



With uPVC double glazed window to front aspect and central heating radiator.

Bedroom Three 6'10" x 5'6" (2.1 x 1.7)



With uPVC double glazed window to front aspect and central heating radiator.

### Bathroom 7'10" x 4'11" (2.4 x 1.5)



Bath with dual head mains shower over, low flush wc and hand wash basin. part tiled walls and uPVC window to side aspect.

### Garage & Driveway

Not measured, detached garage with metal up and over door providing vehicle access. Private driveway provides ample off road parking.

### Garden



There is a patio area with steps taking you down to the lawn.

### Tenure

Tenure is Freehold

### Council Tax Band

Hull City Council Tax Band C

### EPC Rating

EPC rating D

### Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage/Signal - EE, Vodafone & 02

Good .. Three okay

Broadband - Basic 12Mbps Ultrafast 1000Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

### 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.

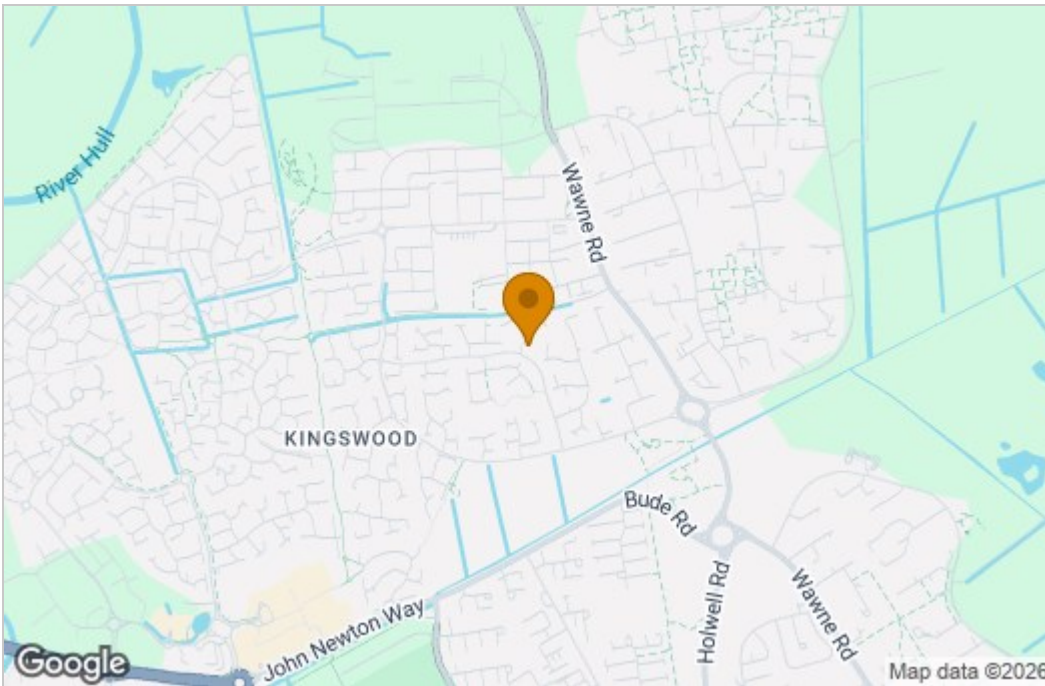
### Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

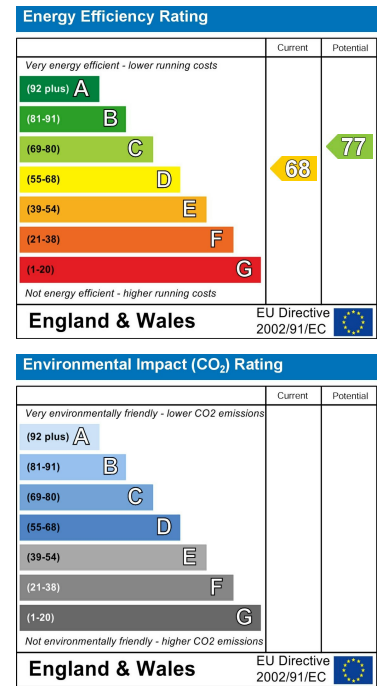
# Floor Plan



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.