

# Whitakers

Estate Agents



**29 Langsett Road, Hull, HU8 9XD**

**Asking Price £180,000**

SITUATED ON THE EVER POPULAR HOWDALE ROAD DEVELOPMENT TO THE EAST OF THE CITY, THIS EXTENDED SEMI DETACHED HOUSE REPRESENTS FABULOUS ACCOMMODATION FOR THE GROWING FAMILY UNIT AND DESERVES INTERNAL INSPECTION.

BRIEFLY AFFORDING ENTRANCE HALL, LOUNGE, FITTED DINING KITCHEN, CONSERVATORY, THREE FIRST FLOOR BEDROOMS WITH THE MASTER ENJOYING EN SUITE AMENITIES AND A FAMILY BATHROOM, THE PROPERTY HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

SET WITHIN PLEASANT GARDENS WITH AN ATTACHED BRICK BUILT GARAGE, THE PROPERTY IS LOCATED HANDILY FOR ALL OF THE AMENITIES THAT SUTTON VILLAGE HAS TO OFFER AND APPOINTMENTS TO VIEW ARE WELCOME.

### Entrance Hall

Attractive laminate flooring, staircase off and a radiator.

### Lounge



Bow window to the front aspect, feature fire surround with marble effect back and hearth incorporating a coal effect gas fire, a useful built in storage cupboard and a radiator.

Fitted Dining Kitchen 14'9" x 6'10" and 5'10" x 5'6" (4.50 x 2.10 and 1.80 x 1.70)



A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Tiled floor and partially tiled walls, window to the rear aspect, a radiator, plumbing for an automatic washing machine and a stainless steel over head extractor canopy.

Conservatory 13'1" x 8'2" (4.00 x 2.50)



Laminate flooring, a radiator and French doors give access to the rear garden.

### First Floor Landing

Giving access to:

Bedroom One 15'10" x 14'5" (4.85 x 4.40)



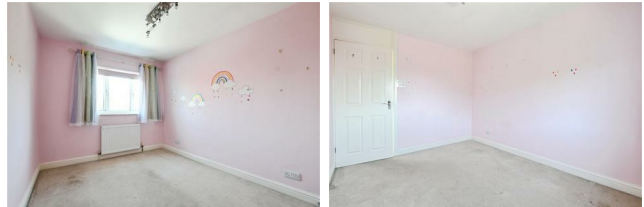
Two windows to the rear aspect and two "Velux" style windows allowing plenty of natural light, fitted wardrobes, dressing table unit and drawers and a radiator.

### En Suite



A white suite to comprise a corner "spa" bath, wash hand basin and a low level wc.. Partially tiled walls, spotlights to the ceiling and a radiator.

Bedroom Two 12'1" x 8'6" (3.70 x 2.60)



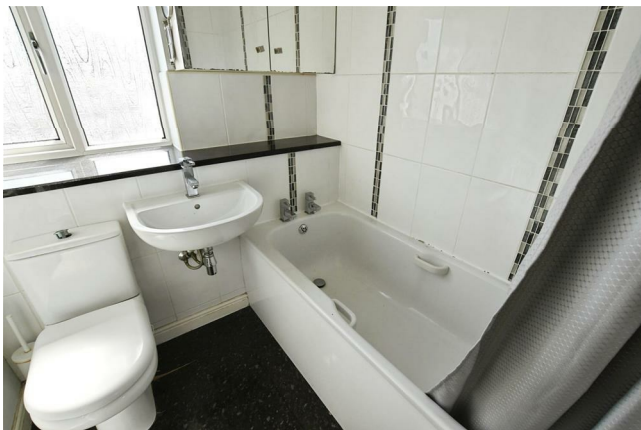
Window to the rear aspect and a radiator.

Bedroom Three 9'6" x 5'8" (2.90 x 1.75)



Window to the front aspect and a radiator.

## Family Bathroom



A white suite to comprise panelled bath, wash hand basin and a low level wc. Majority tiled walls, built in storage cupboard and an extractor fan.

## Gardens



To the front of the property and to the rear is an enclosed garden laid to artificial lawn and a block paved patio area.

## Attached Garage



Brick built with up and over vehicular door and light and power supply.

Council Tax Band  
Hull City Council - band B

Tenure  
This property is Freehold

Material Information:  
Construction - Brick under tiled roof  
Conservation Area -No  
Flood Risk -Very low

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

Broadband - Yes

Coastal Erosion - No

Coalfield or Mining Area -No

Planning -No

### 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.

### 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.

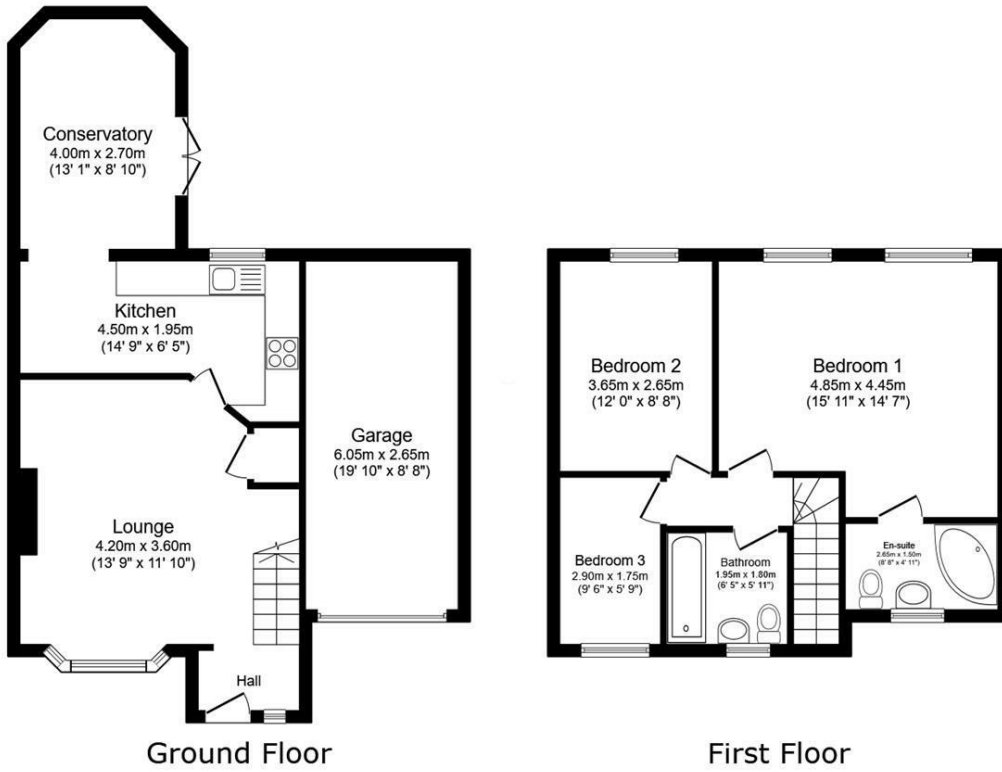
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

### 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.

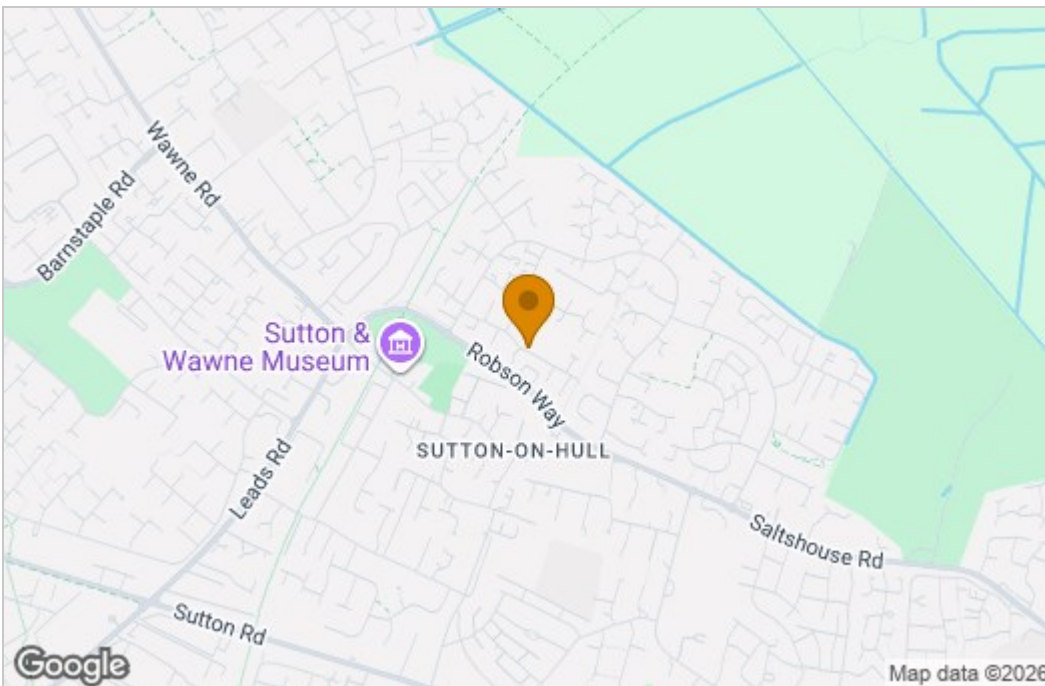
# Floor Plan



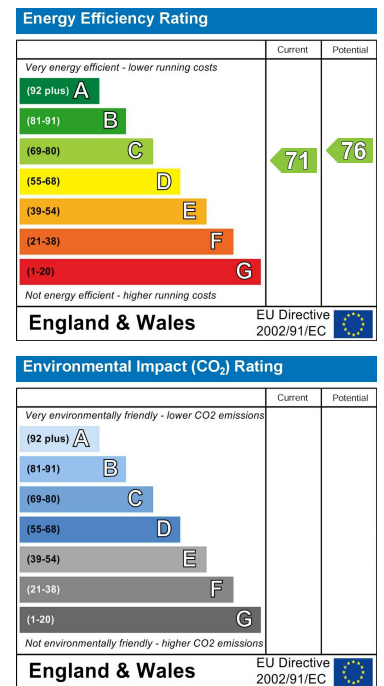
Total floor area: 111.3 sq.m. (1,198 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# 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.