

# Whitakers

Estate Agents



**79 Western Gailes Way, Hull, HU8 9EQ**

**Offers Around £199,950**

. FOUR BEDROOMS AND THREE BATHROOMS .

HAVING A PLOT ON THE MUCH SOUGHT AFTER WESTERNGAILES WAY DEVELOPMENT TO THE EAST OF THE CITY, ENJOYING ARGUABLY THE HIGHEST POINT IN HULL, THIS MODERN STYLE END TOWN HOUSE BOASTS VERY SPACIOUS LIVING ACCOMMODATION LAID OUT OVER THREE FLOORS WHICH MUST BE SEEN IN ORDER TO APPRECIATE.

A FABULOUS FOUR BEDROOM VERSATILE PROPERTY, IDEALLY SUITED TO THE GROWING FAMILY, BRIEFLY AFFORDS STORM PORCH, RECEPTION HALL, TWO BEDROOMS, A SHOWER ROOM AND A UTILITY ROOM TO THE GROUND FLOOR, GENEROUS LOUNGE AND FITTED DINING KITCHEN WITH APPLIANCES TO THE FIRST FLOOR AND TWO FURTHER BEDROOMS OF EXCELLENT PROPORTION TO THE TOP FLOOR. THE MASTER BEDROOM OFFERS AN EN SUITE BATHROOM AND BEDROOM TWO HAS A GOOD SIZE EN SUITE SHOWER ROOM. WITH GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY HAS GARDENS WITH LOW MAINTENANCE IN MIND, THE REAR BEING SOUTH FACING, OFF STREET CAR PARKING AMENITIES AND INTERNAL INSPECTION ON BEHALF OF THE BUSY FAMILY UNIT IS HIGHLY RECOMMENDED IN ORDER TO APPRECIATE THE SPACE ON OFFER.

## Ground Floor

### Storm Porch

With built in storage cupboard

### Reception Hall



With timber flooring, built in storage cupboard and a radiator

### Bedroom Three



Window to the front aspect, and a radiator.

### Shower Room



A plumbed shower unit within an independent enclosure, wash hand basin with a pedestal and a low level wc. Partially tiled walls, a radiator and a window to allow natural light.

### Bedroom Four



Window to the rear aspect and a radiator

## Utility Room



Fitted floor unit with preparation surface incorporation an inset stainless steel sink unit with mixer tap, plumbing for an automatic washing machine and there is a built in fridge freezer. Access to the rear garden.

## First Floor

### Lounge



Window to the front aspect, French Doors to the front aspect with "Juliette" balcony. Adam style fire surround with marble effect back and hearth and there are two radiators.

### Fitted Dining Kitchen



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset one and a half bowl sink unit with mixer tap. Two windows to the rear aspect, a radiator and built in appliances include a "Rangemaster" gas cooker with five hobs and grill, over head extractor canopy, a fridge/freezer and a dishwasher

## Top Floor

### Bedroom Two



Two windows to the rear aspect, a radiator and a built in storage cupboard.

### En Suite Shower Room



A plumbed shower unit within an independent enclosure, wash hand basin within a vanity unit and a low level wc. Tiled walls, chrome heated towel rail, a wall mounted storage cupboard and a window allowing natural light.

### Bedroom One



Two windows to the front aspect, fitted wardrobes and a radiator.

### En Suite Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Partially tiled walls, shower attachment, over the bath, a radiator and a window allowing natural light.

### Gardens



To the front of the property is an open plan strip law and to the rear an enclosed south facing garden, laid mainly to block paving with low maintenance in mind

### Car Parking

There is an off street parking space to the front of

the property and conversations with the present owner regarding investigations for further parking amenities are welcome.

### Tenure

This property is Freehold

### Council Tax

Hull City Council - Band D

### 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.

### Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage - EE, Vodafone, Three, 02

Broadband - Basic 6 Mbps Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

Planning - There has been previous planning applications within the surrounding area to the property

### 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.

### 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.

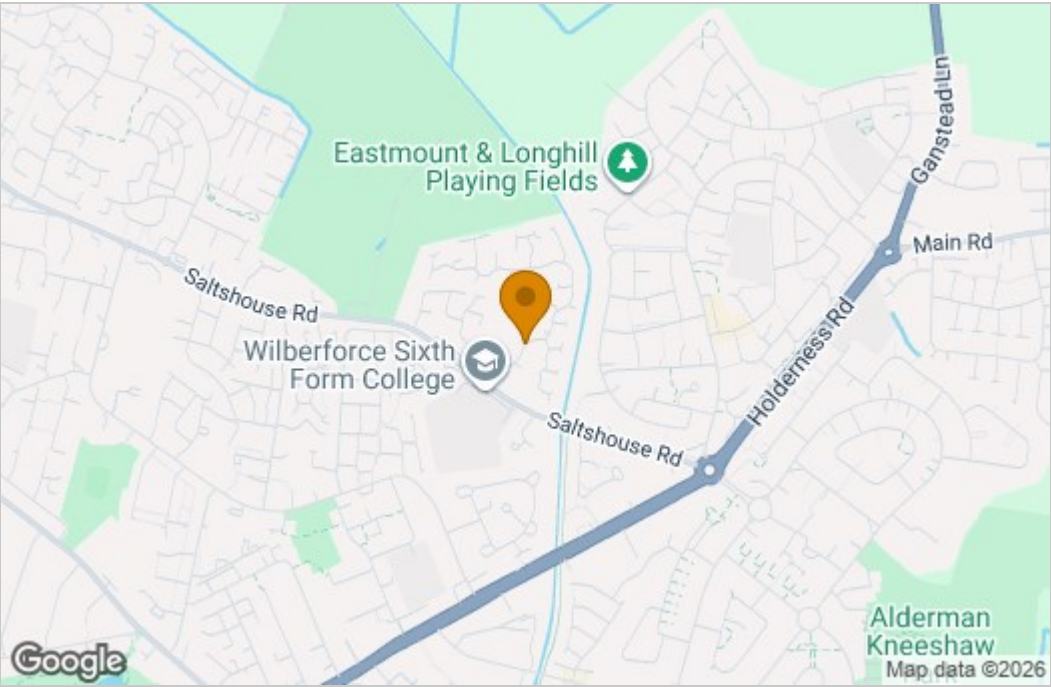
### Offering on a property

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.

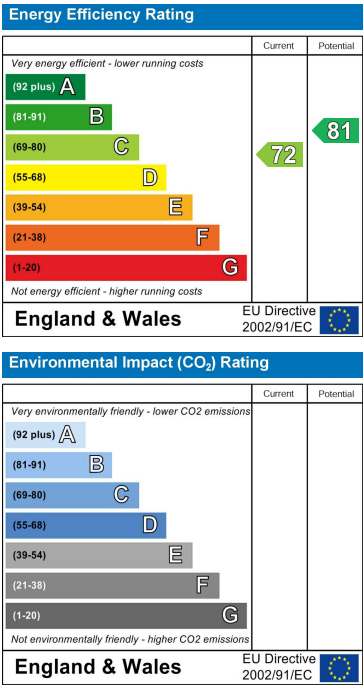
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

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.