

Whitakers

Estate Agents



207 Arcon Drive, Hull, HU4 6AQ

£122,000

** NO ONWARD CHAIN **

Whitakers Estate Agents are pleased to introduce this well-proportioned three-bedroom family home, conveniently positioned within close proximity to Eastfield Primary School and ideally placed to take advantage of the wealth of amenities and transport links available throughout the surrounding area.

Upon entry to the main building, the resident is greeted by a welcoming hallway that opens into the lounge, the layout of which has been reconfigured by the previous owner to enjoy an open-plan aspect to the fitted kitchen area.

The accommodation continues on the first floor, where the landing incorporates useful storage together with access to the boarded loft space. There are two fitted double bedrooms and a good-sized third bedroom, all of which are served by a well-appointed shower room.

Externally to the front approach, there is an enclosed low-maintenance garden which provides access to the porch extension, equipped with facilities to allow its use as a separate utility room while also providing additional storage.

French doors from the lounge open onto the rear garden, which is partly laid to lawn with artificial grass and enhanced by block-paved seating areas and a raised planting bed. A gate incorporated within the boundary

The accommodation comprises

Front external



Externally to the front approach, there is an enclosed low-maintenance garden which provides access to the porch extension, equipped with facilities to allow its use as a separate utility room while also providing additional storage.

Ground floor

Porch



Composite double glazed door and UPVC double glazed windows, central heating radiator, and tiled flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, and plumbing for a washer and dryer. Opening to :

Hallway

Central heating radiator, and tiled flooring.
Leading to :

Open plan lounge / kitchen



Lounge 16'6" x 15'6" (5.04 x 4.73)



UPVC double glazed French doors and window, two central heating radiators, fireplace with marbled inset / hearth and decorative surround, under stairs storage cupboard, and carpeted flooring.

Kitchen 9'5" x 9'4" (2.89 x 2.86)



UPVC double glazed window, and tiled flooring. Fitted with a range of floor and eye level units, worktop with breakfast bar and splashback tiles above, sink with mixer tap, and a range of integrated appliances including ; oven / grill, hob with extractor hood above, and fridge-freezer.

First floor

Landing

With access to the boarded loft via a hatch with pull-down ladders, built-in storage cupboards, and carpeted flooring. Leading to :

Bedroom one 12'4" x 8'8" (3.78 x 2.65)



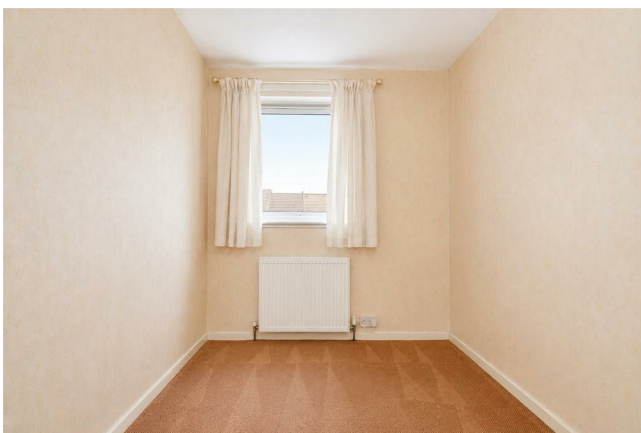
UPVC double glazed windows, central heating radiator, a range of fitted wardrobes, cupboards, and desk, and carpeted flooring.

Bedroom two 13'7" x 6'6" (4.16 x 2.00)



UPVC double glazed window, central heating radiator, fitted wardrobes and desk, and carpeted flooring.

Bedroom three 9'6" x 6'6" (2.90 x 1.99)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Shower room



UPVC double glazed windows, central heating radiator, and fully tiled with vinyl flooring. Furnished with wall mounted electric shower with shower curtain, and a two-piece suite comprising wash basin with dual taps, and low flush W.C.

Rear external



French doors from the lounge open onto the rear garden which is partly laid to lawn with artificial grass, and enhanced with block paved seating areas and a raised planting bed. A gate in the boundary fencing opens onto the pedestrian ten-foot.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030120020704

Council Tax band - A

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 7 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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.

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.

Making an offer

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 £50.00 - these 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

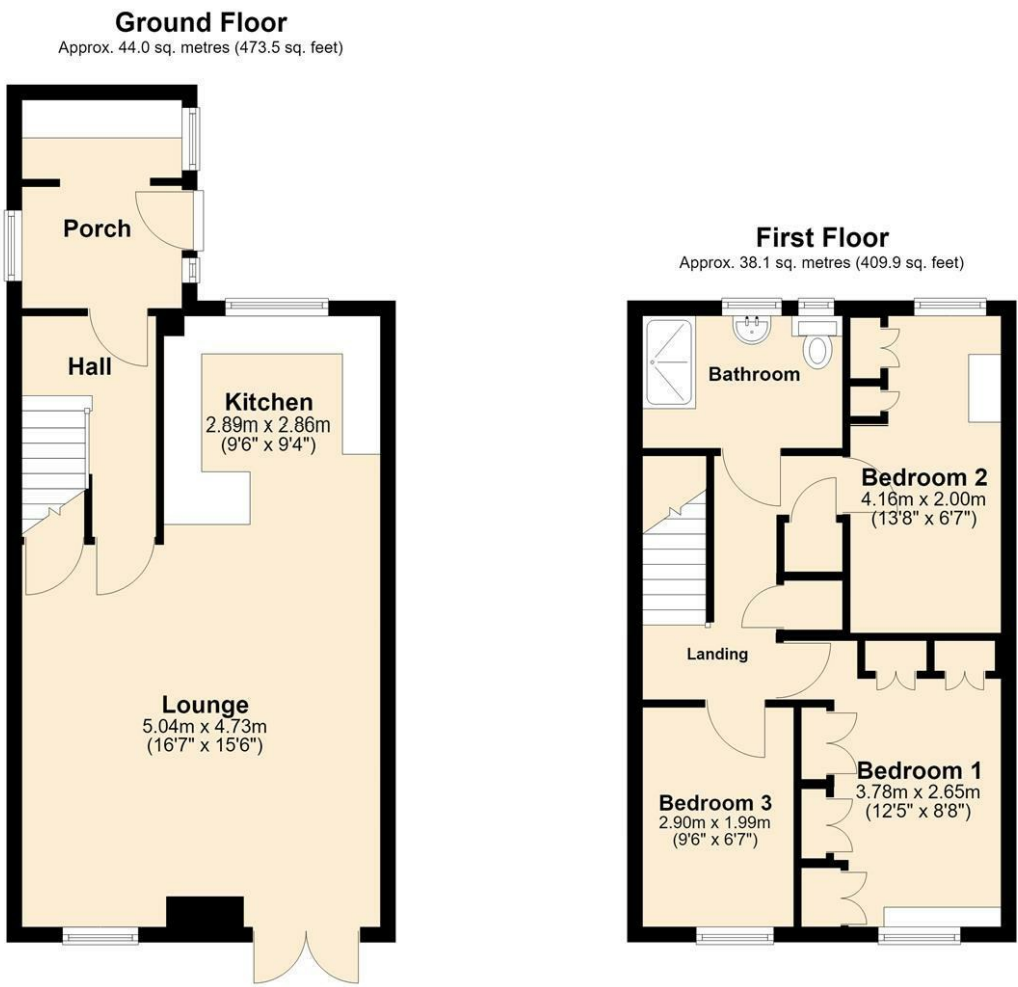
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to 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.

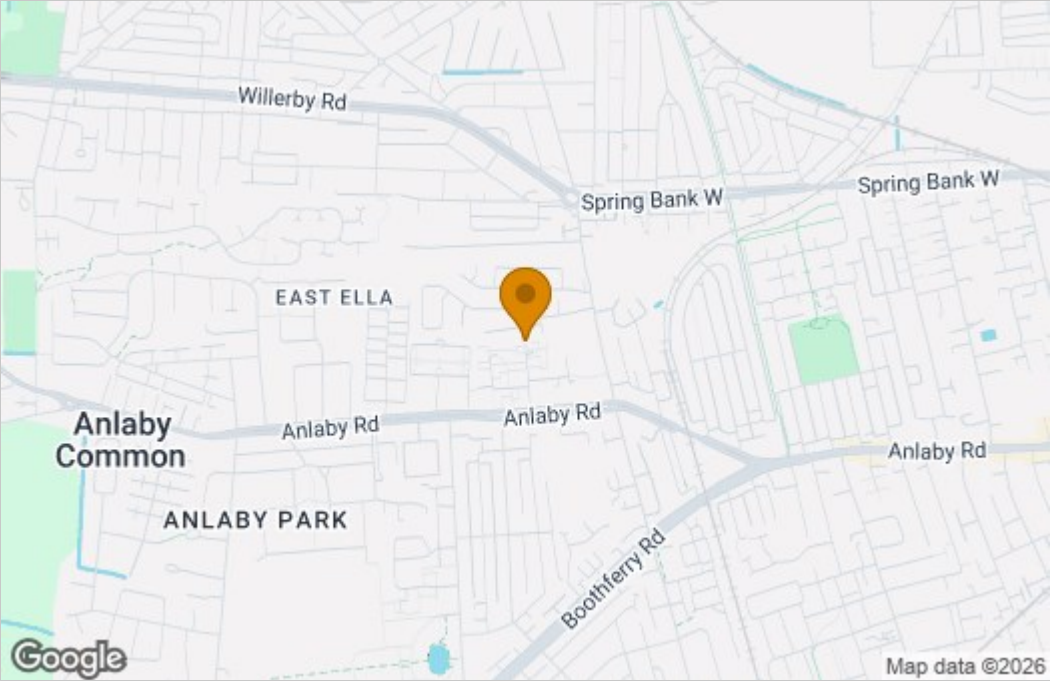
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All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

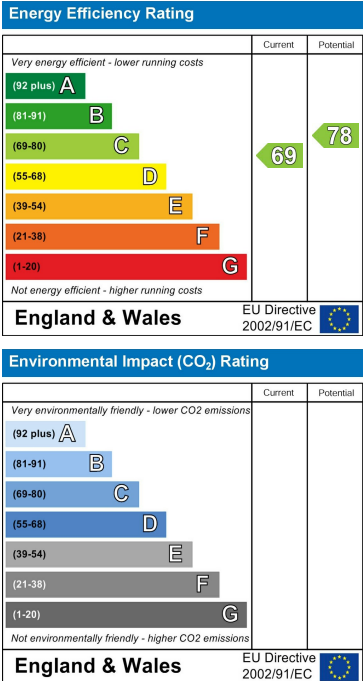
Floor Plan



Area Map



Energy Efficiency Graph



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