Whitakers
Estate Agents

2 Oaktree Drive, Hull, HU8 9TS

Offers Over £150,000

GUIDE PRICE £150,000 TO £160,000

SOLD WITH NO CHAIN AND SITUATED ON THE EVER POPULAR HOWDALE ROAD DEVELOPMENT, JUST A STROLL WAY FROM ALL OF THE FABULOUS AMENITIES THAT SUTTON VILLAGE HAS TO OFFER, THIS THREE BEDROOM DETACHED HOUSE TICKS ALL OF THE BOXES FOR THE GROWING FAMILY.

The accommodation briefly comprises entrance hall, lounge and dining area, fitted kitchen, three bedrooms of good proportion and a first floor shower room and has gas central heating to radiators and double glazing. Enjoying pleasant gardens and a private driveway to a single garage, enquiries in order to view are welcome

Entrance Hall
With cloak hanging facilities and giving access to :

Lounge and Dining Area

Window and French doors giving access to the rear garden, Adam style fire surround with marble effect back and hearth incorporating a pebble effect gas fire and there is a radiator.

Fitted Kitchen

A good range of fitted floor and wall units with rolled edge laminated preparation surfaces having matching splash backs and an inset one and a half bowl sink unit with mixer tap. Window to the front aspect, plumbing for an automatic washing machine and integrated appliances include an electric oven, a four ring electric hob, a stainless steel over head extractor canopy and a fridge.

Landing
With two useful built in storage cupboards

Bedroom One

Window to the rear aspect, fitted wardrobes, over head cupboards, dressing table unit and drawers and a radiator.

Bedroom Two

Window to the front aspect, mirror fronted fitted wardrobe and a radiator

Bedroom Three

Windows to two aspects allowing plenty of natural light and a radiator

Shower Room

An electric shower unit, wash hand basin and a low level wc. Tiled walls, a non slip floor and a radiator.

Gardens

To the front of the property is an open plan garden which is laid to lawn. To the rear is an enclosed garden laid mainly to lawn and decorative aggregates and there is a paved patio area

Garage
Having an up and over vehicular door, power supply and accessible via a driveway to the front of the property

Council Tax
Hull City Council - band C

Tenure
This property is Freehold

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 under tiled roof
Conservation Area - No
Flood Risk -Low
Mobile Coverage/Signal -Yes
Broadband - Basic 11 Mpbs Ultrasfast 1500 Mpbs
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

Whitakers Estate Agent Declaration:

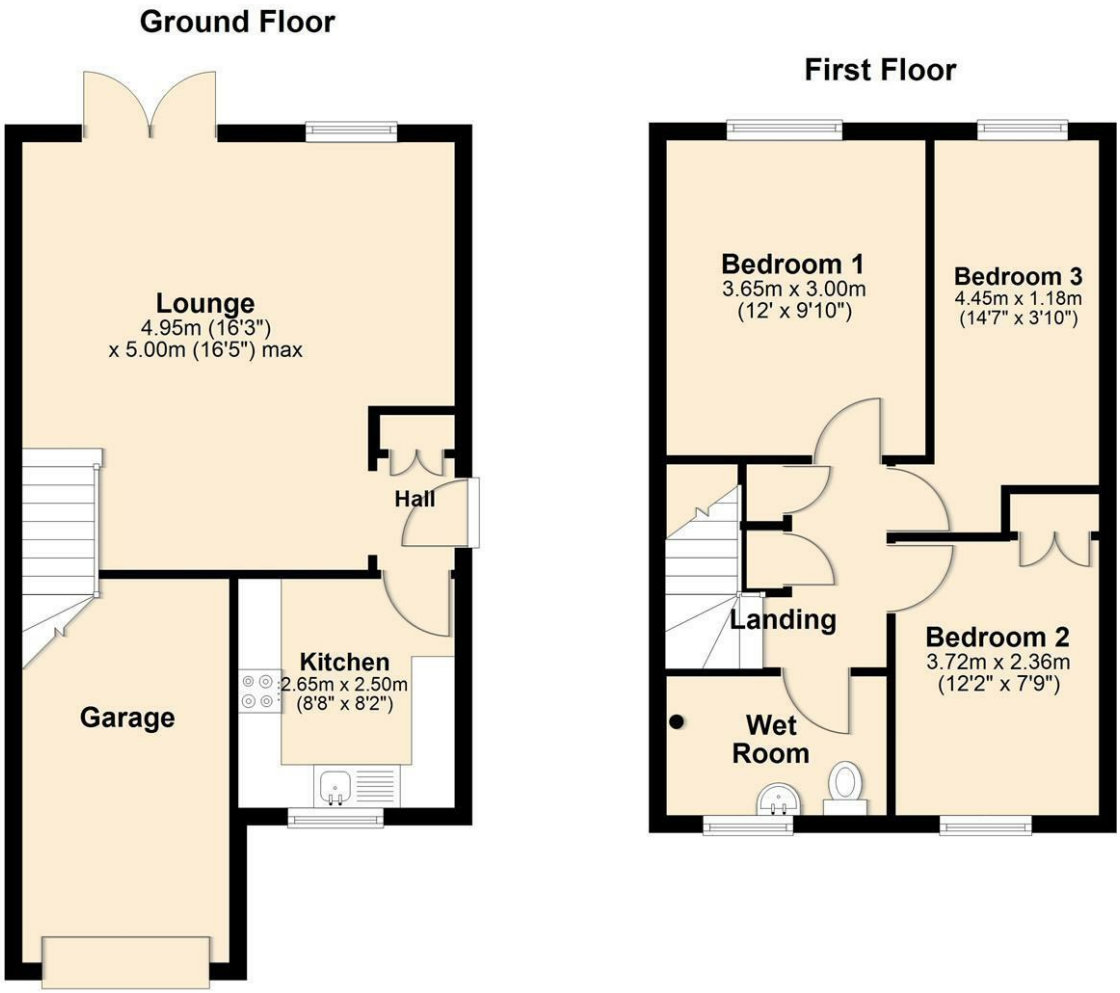
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

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.

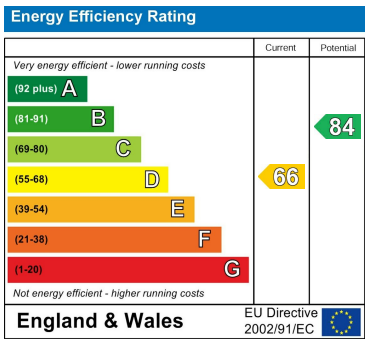
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

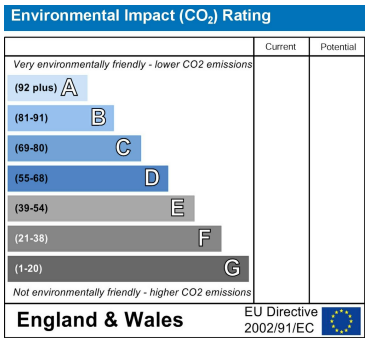
Floor Plan



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.

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