

Whitakers

Estate Agents



10 Hall Leys Park, Hull, HU7 3GN

Offers Over £190,000

This LOVELY 3 bedroom semi-detached home is available to purchase with NO ONWARD CHAIN!

Ideally positioned in the corner of this peaceful cul-de-sac on the ever popular Kingswood development, well situated for the retail and leisure facilities of Kingswood Retail Park as well as highly regarded Primary and Secondary Schools, this outstanding home would be ideal for First Time Buyers and families alike!

Tastefully presented throughout and available in "move-in" condition, the property briefly comprises; entrance hallway, downstairs cloakroom, a bright and spacious lounge and a well appointed dining kitchen to the ground floor whilst to the first floor there are 3 bedrooms, the master being ensuite together with a family bathroom.

Having the additional benefit of ample off road parking via private side driveway and garage and an enclosed rear garden together with gas central heating and uPVC double glazing throughout, viewing is recommended to fully appreciate the property!

The Accommodation Comprises

Entrance Hallway



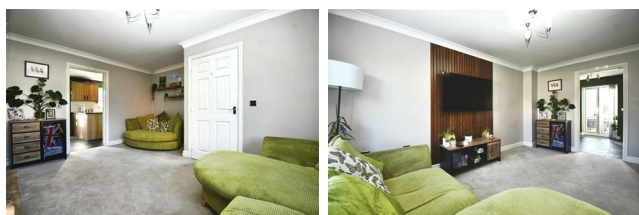
Composite front door into entrance hallway with wood laminate flooring, central heating radiator, stairs to first floor and door into...

Downstairs Cloakroom



With low flush wc, hand wash basin, wood laminate flooring, central heating radiator and uPVC window to front aspect.

Lounge 14'10 x 12'11 (4.52m x 3.94m)



uPVC window to front aspect, carpeted flooring, feature wall panelling and central heating radiator.

Dining Kitchen 9'3 x 16'3 (2.82m x 4.95m)



The kitchen area is fitted with a range of wall and base units with contrasting work surfaces and

tiled splash backs. 4 ring gas hob with extractor over and fan oven below, 1 1/2 bowl stainless steel sink/drain, breakfast bar, plumbing for automatic washing machine, under stair cupboard and uPVC window to rear aspect together with floor tiling extending into dining area with space for family dining, central heating radiator and uPVC French Doors to rear garden.

First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring, uPVC side window, storage cupboard and central heating radiator.

Bedroom One 10'5 x 10' (3.18m x 3.05m)



uPVC window to rear aspect, carpeted flooring, central heating radiator and door into....

Ensuite



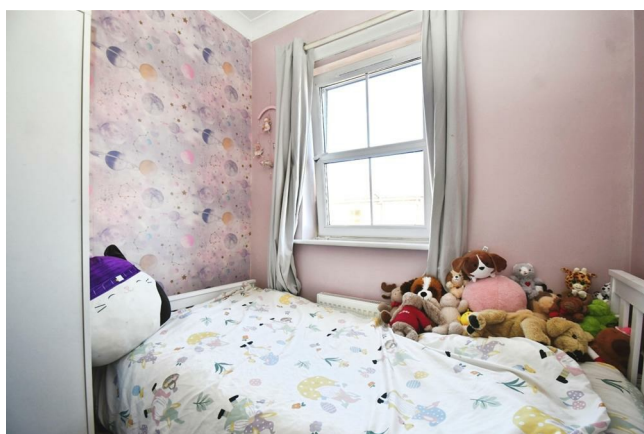
Shower cubicle with mains shower over, low flush wc and hand wash basin. Tiled flooring, part tiled walls, central heating radiator and extractor fan.

Bedroom Two 10' x 9' (3.05m x 2.74m)



uPVC window to rear aspect, carpeted flooring, central heating radiator

Bedroom Three 6'9 x 7'1 (2.06m x 2.16m)



uPVC window to rear aspect, carpeted flooring, central heating radiator

Family Bathroom



Panel bath with mixer shower attachment, low flush wc and hand wash basin. Tiled flooring, part tiled walls, central heating radiator, extractor fan and uPVC window to rear aspect.

Outside



The front of the property is block paved with

decorative aggregate whilst the private block paved side driveway leads to the garage and provides further off road parking. To the rear of the property is a low maintenance enclosed garden laid to artificial lawn with paved patio seating and fencing to perimeters.

Garage

The garage features an electric up and over door, electric supply and internal door into the rear garden.

Tenure

The property is Freehold

Council Tax

Council Tax band B

Kingston upon Hull City Council

EPC

EPC rating C

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/Tile

Conservation Area -

Flood Risk - Very Low

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

Broadband - Basic 12 Mbps, Ultrafast 5500 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

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.

Whitakers Estate Agent Declaration:

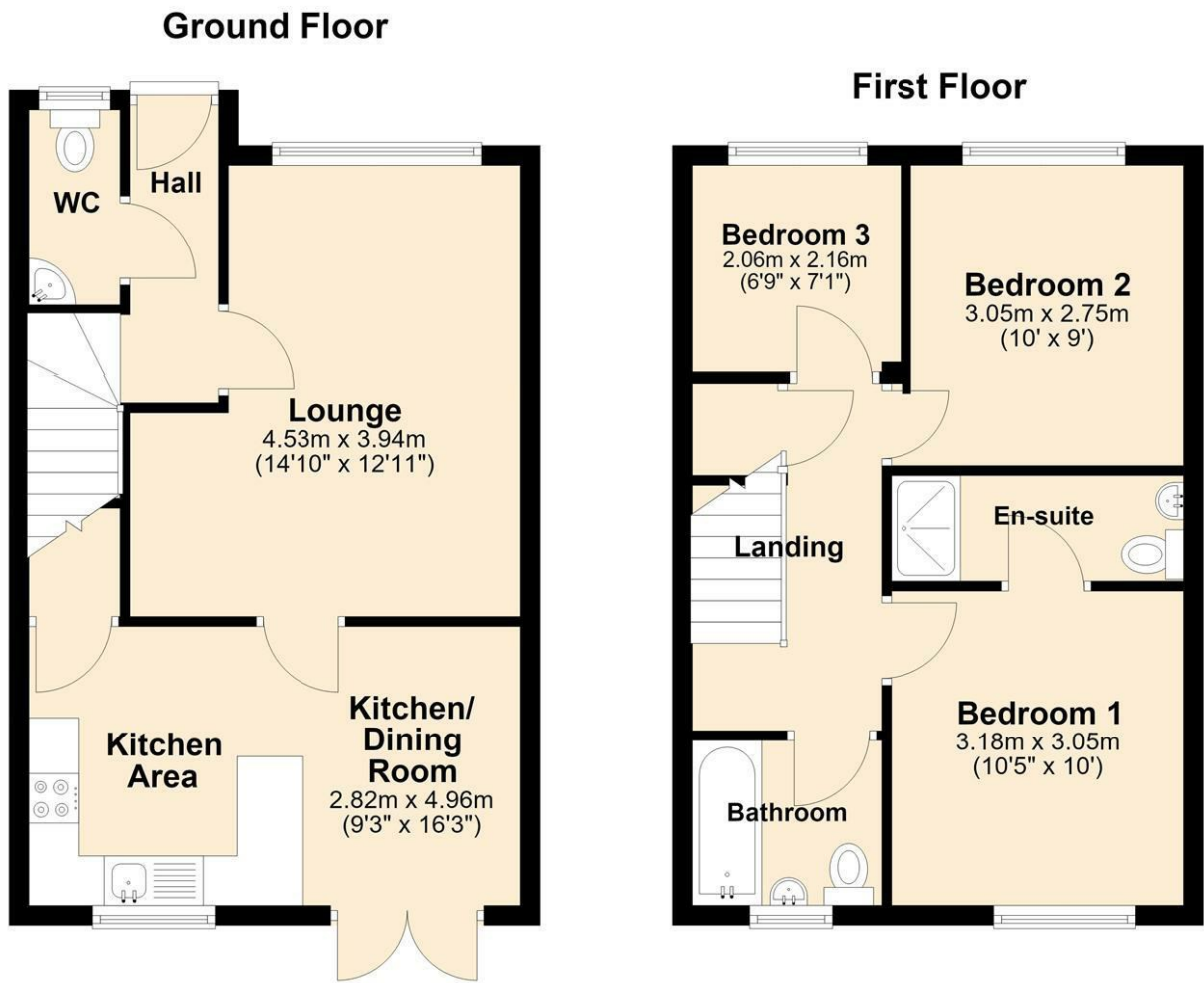
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans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

Photographs are intended to shown 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.

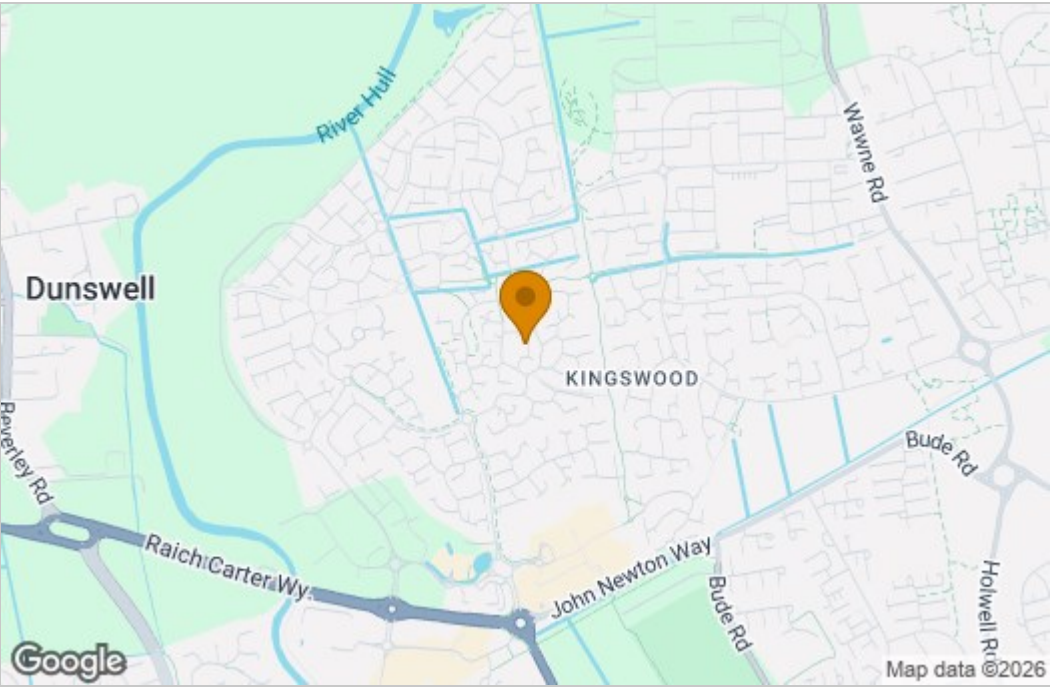
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All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

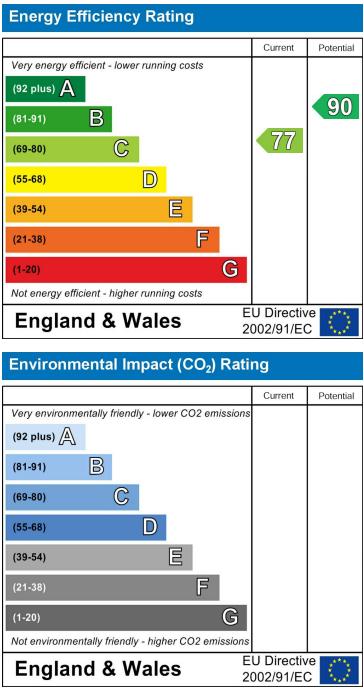
Floor Plan



Area Map



Energy Efficiency Graph



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.