Whitakers
Estate Agents









10 Paxdale, Hull, HU7 6DA

Asking Price £195,000

SITUATED WITH EXCELLENT EDUCATIONAL CHOICES AVAILABLE, THIS BEAUTIFULLY PRESENTED MODERN STYLE SEMI DETACHED HOUSE IS A MUST VIEW FOR THE GROWING FAMILY UNIT.

PRESENTED IN "MOVE INTO" CONDITION, THE ACCOMMODATION BRIEFLY COMPRISES STORM PORCH, ENTRANCE HALL, LOUNGE, FITTED DINING KITCHEN WITH INTEGRAL APPLIANCES, CONSERVATORY, THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

SET WITHIN ATTRACTIVE GARDENS WITH OFF STREET CAR PARKING AMENITIES, THE PROPERTY HAS EXTERNAL CCTV CAMERAS FITTED, IS LOCATED HANDILY FOR ALL OF THE FABULOUS SHOPPING AND LEISURE AMENITIES THAT KINGSWOOD HAS TO OFFER AND ENQUIRIES IN ORDER TO VIEW ARE URGED TO AVOID DISAPPOINTMENT.

Storm Porch
Giving access to :

Entrance Hall

Lounge




Staircase off, window to the front aspect, attractive karndean flooring, useful under stairs storage cupboard and a feature fire place. Opens to:

Fitted Dining Kitchen 15'7" x 12'0" (4.75 x 3.66)





Fitted by "WREN", a lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset ceramic one and a half bowl sink unit with mixer tap, star lights to the kick boards and matching breakfast bar island unit.
Window to the rear aspect, plumbing for an automatic washing machine and integrated appliances include an electric oven and grill, electric induction hob, a stainless steel overhead extractor canopy and a dishwasher. Patio Doors give access to :

Conservatory 11'11" x 6'6" (3.65 x 2.00)



Karndean flooring, a radiator and French Doors give access to the rear aspect

First Floor Landing



Window to the side aspect and a built in storage cupboard.

Bedroom One 12'7" x 9'8" (3.85 x 2.95)



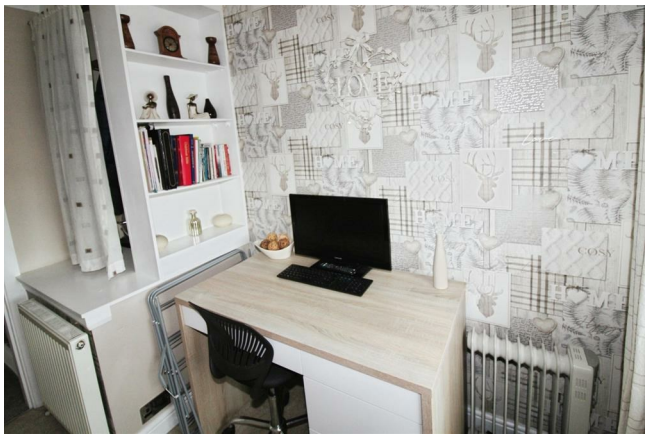

Window to the front aspect and a radiator.

Bedroom Two 12'2" x 9'0" (3.73 x 2.75)




Window to the rear aspect and a radiator.

Bedroom Three 8'10" x 5'10" (2.70 x 1.80)



Window to the front aspect and a radiator.

Bathroom



A white suite to comprise panelled bath, wash hand basin within a vanity unit and a low level dual flush wc. Partially tiled walls, a chrome heated towel rail and there is an electric shower unit over the bath with a glazed shower screen to the bath side.

Gardens





To the front of the property is a garden laid to decorative aggregates which is currently used for off street car parking. To the rear is an enclosed garden laid to lawn and paved patio area and a decking seating area. There is also a garden shed.

Council Tax

Hull City Council - band B

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.

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.

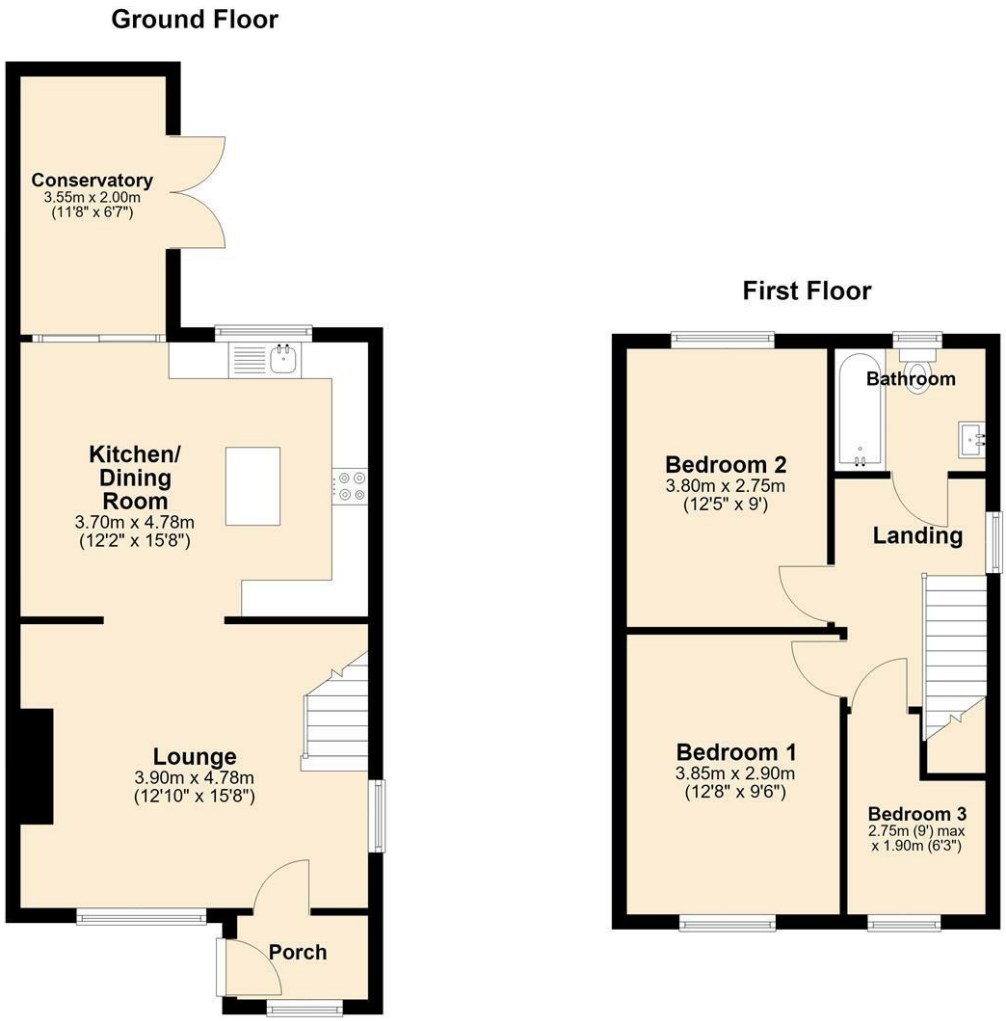
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All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

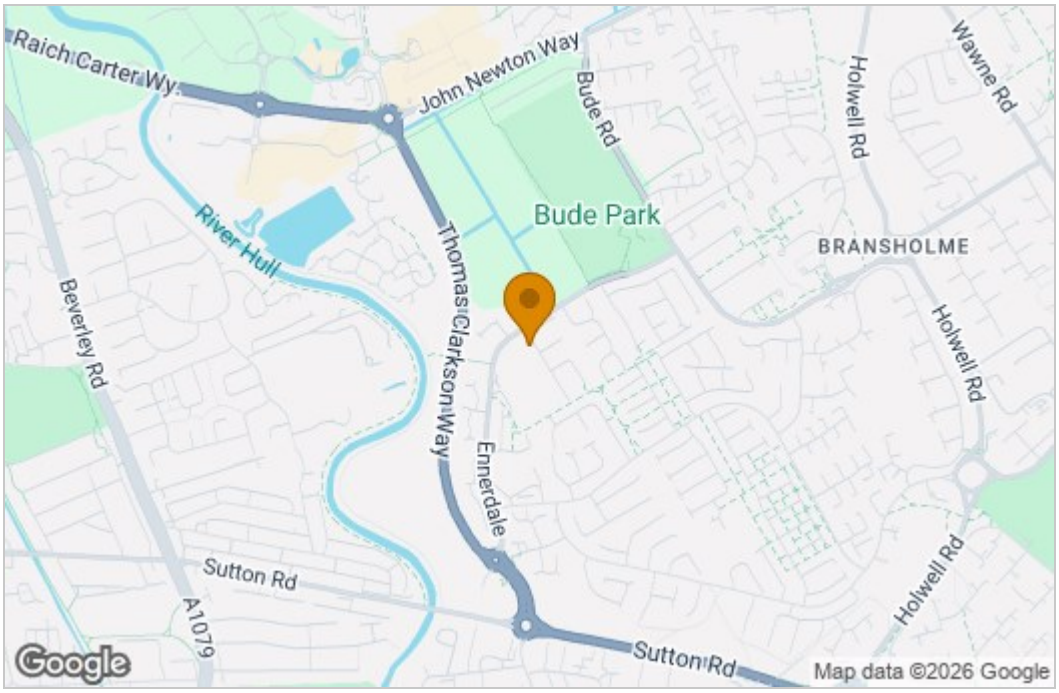
to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Material Information:
Construction -Brick under tiled roof
Conservation Area -No
Flood Risk -Very low
Mobile Coverage/Signal -EE, Vodafone, Three and O2
Broadband - Basic 15 Mbps Ultrafast 1000 Mbps
Coastal Erosion -No
Coalfield or Mining Area -No
Planning -No

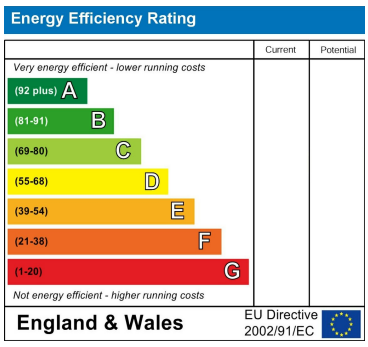
Floor Plan

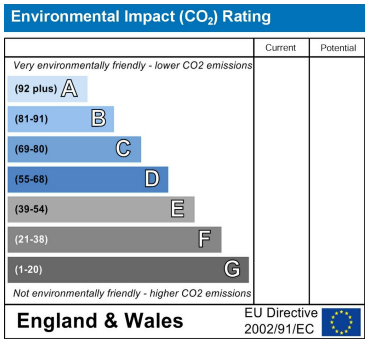


Area Map



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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