Whitakers
Estate Agents



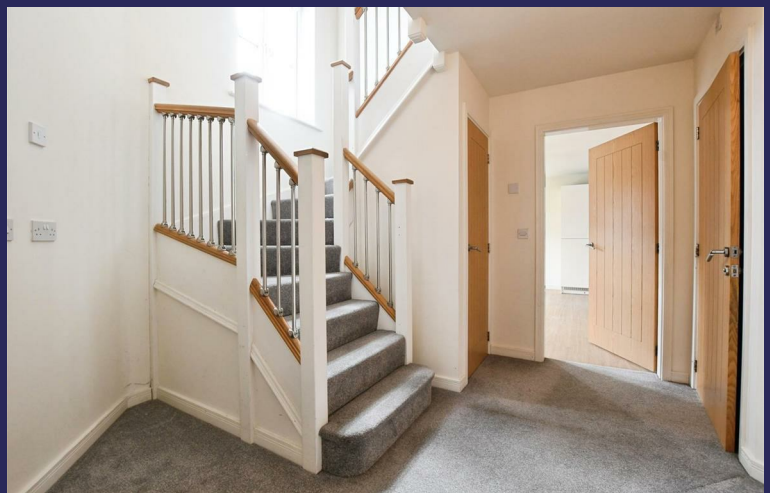
65 Runnymede Lane

Kingswood, Hull, HU7 3AD

Asking Price £240,000

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Reception Hall
With staircase off, a radiator, useful under stairs storage cupboard and double doors giving access to the lounge.

Cloak Room
A low level wc unit, wash hand basin with a pedestal and a radiator.

Lounge
With French Doors giving access to the rear garden and there are two radiators.

Dining Kitchen/Day Room
Two windows to the front aspect and a window to the rear aspect allowing plenty of natural light. A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Spotlights to the kick boards and integrated appliances include an electric oven and grill, a four ring gas hob, stainless steel over head extractor canopy, a fridge/freezer and a dishwasher.

Utility Area
A fitted floor unit with contrasting preparation surface having an inset stainless steel sink unit with mixer tap. useful built in storage cupboard and plumbing for an automatic washing machine.

First Floor Landing
Feature Arched window to the staircase and access to:

Bedroom One
Window to the rear aspect and a radiator

En Suite
A plumbed shower unit within an independent enclosure, wash hand basin with a pedestal and a low level wc unit. Spotlights to the ceiling and a radiator.

Bedroom Two
Window to the front aspect and a radiator.

Bedroom Three
Window to the rear aspect and radiator

Bedroom Four
Window to the front aspect and a radiator

Family Bathroom
A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc unit. Spotlights to the ceiling, a radiator, partially tiled walls and there is a plumbed shower unit over the bath with a shower screen to the bath side.

Gardens
To the front of the property is a garden laid to decorative aggregates with wrought fencing to the perimeter and to the rear is an enclosed garden laid to artificial lawn and a paved patio area.

Brick Built Garage
Accessible to the rear of the property.

Council Tax

Tenure

EPC

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.

Tel: 01482 877177

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.

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.

Material Information:

Construction - Brick under tiled roof
Conservation Area -No
Flood Risk -Very Low
Mobile Coverage/Signal -Yes
Broadband - Yes
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.

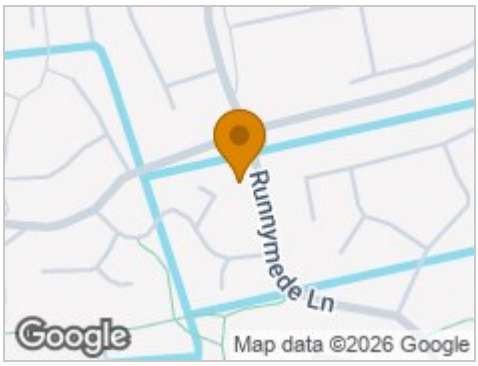








Road Map



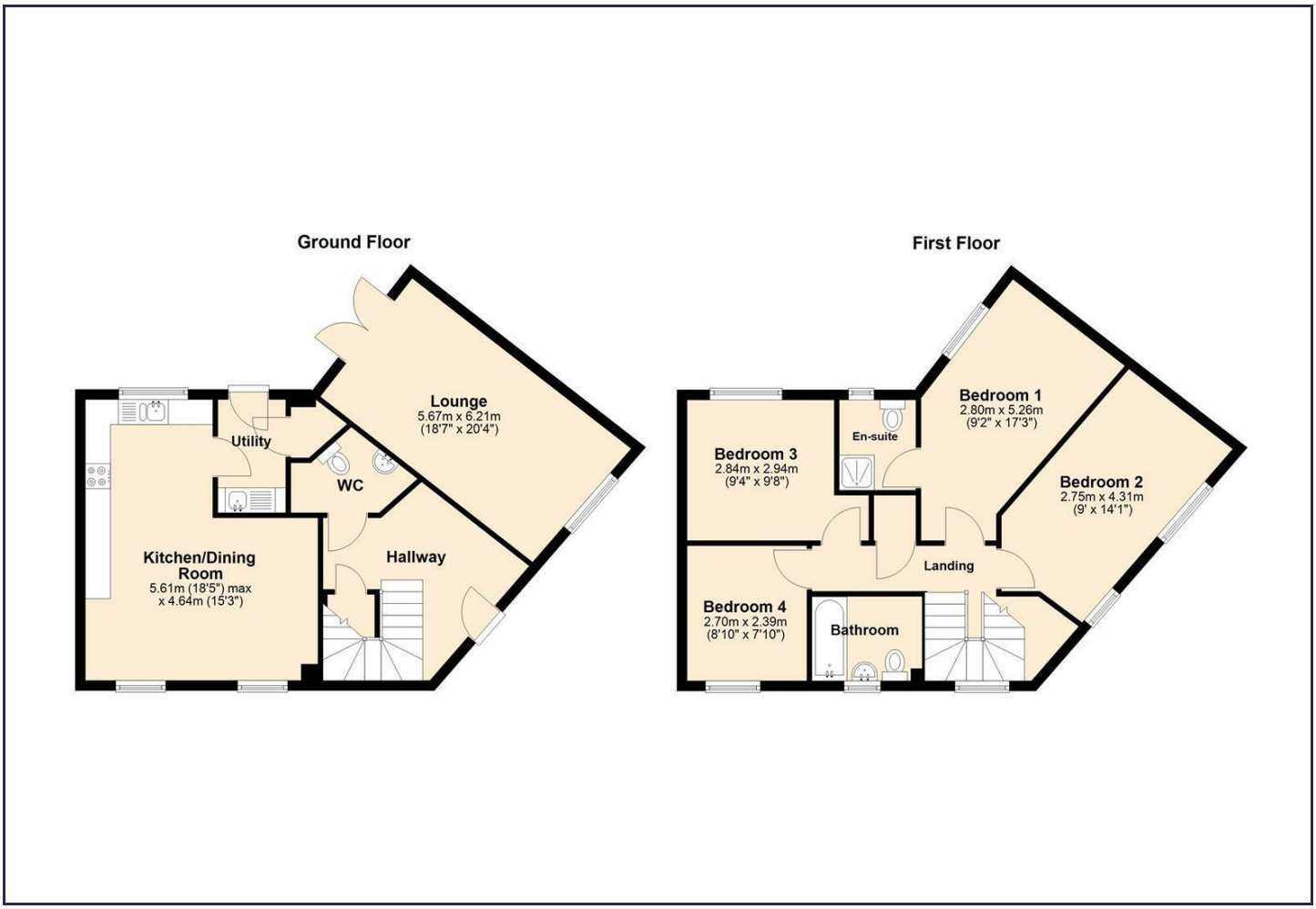
Hybrid Map



Terrain Map



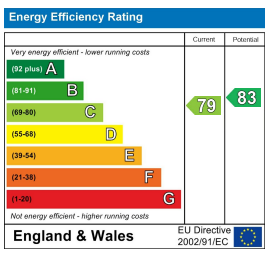
Floor Plan

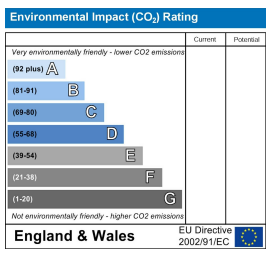


Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

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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