Whitakers
Estate Agents










# 43 Western Gailes Way, Hull, HU8 9EQ

## £210,000

This Modern and well presented 3 bedroom detached home is available to purchase with NO ONWARD CHAIN!

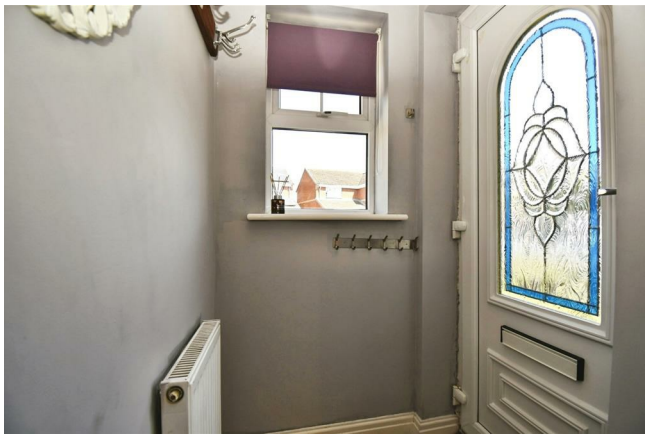
Well situated on this popular cul-de-sac and providing peaceful and tranquil living, the property would provide an ideal home for growing families and is well located for local shops and transport links around the City together with well regarded schools and colleges.

Briefly comprising; entrance hallway, through lounge/dining room and modern kitchen to the ground floor, there are three generously sized bedrooms, the master being ensuite, together with a family bathroom to the first floor.

Also benefitting from a lovely SOUTH FACING rear garden, perfect for relaxing, driveway parking and garage together with gas central heating and majority uPVC double glazing, early viewing is highly recommended!

## The Accommodation Comprises

### Front Porch



uPVC entrance door into porch area with uPVC window to front, laminate flooring, central heating radiator and door into lounge.

### Through Lounge/Dining Room 23'3 x 9'6 (7.09m x 2.90m)





The spacious lounge/dining room features a uPVC window to front aspect, central heating radiator, feature fire surround with inset gas fire and laminate flooring which extends into the dining area with second central heating radiator and uPVC French doors into rear garden. The central staircase leads to the first floor rooms.

### Kitchen 10'4 max x 9'5 (3.15m max x 2.87m)




With a range of modern wall and base units, contrasting work surfaces and tiled splash backs. 4 ring gas hob with extractor over and electric fan oven below, stainless steel sink/drainer with flexi mixer taps and plumbing for automatic washing machine. Vinyl flooring, central heating radiator, uPVC window to rear aspect and door into rear garden.

### First Floor Landing



The newly carpeted stairs lead to the first floor landing which is also freshly carpeted with central heating radiator, storage cupboard and loft access hatch.

### Bedroom One 14'3 x 8'6 max (4.34m x 2.59m max)




With uPVC window to rear aspect, newly carpeted flooring, fitted wardrobes and central heating radiator. Door into....

### Ensuite



Modern ensuite comprising shower cubicle with mains shower, low flush wc and pedestal hand wash basin. Heated towel rail, vinyl flooring, part panelled walls. uPVC window to rear aspect and extractor fan.

Bedroom Two 8'9 x 10'5 (2.67m x 3.18m)



uPVC window to front aspect, laminate flooring, central heating radiator and fitted wardrobes.

Bedroom Three 8'9 x 8'10 (2.67m x 2.69m)



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

Bathroom 5'6 x 7'3 (1.68m x 2.21m)



Panel bath, low flush wc, hand wash basin, heated towel rail, vinyl flooring, uPVC window to rear aspect and extractor fan.

Outside



To the front of the property is a lawned garden and paved double driveway leading to the garage. Side gate access leads to the lovely SOUTH FACING rear garden, laid mainly to lawn with paved patio seating areas, mature trees, plants and bushes, fencing to perimeters and a handy storage shed to the side of the property.

Garage
The integral garage features a front roller door and electric supply.

Tenure
Freehold

Council Tax
Band D
Kingston upon Hull City Council

EPC
EPC Rating D

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 - No
Flood Risk - Very Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 6 Mbps, Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

## 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.

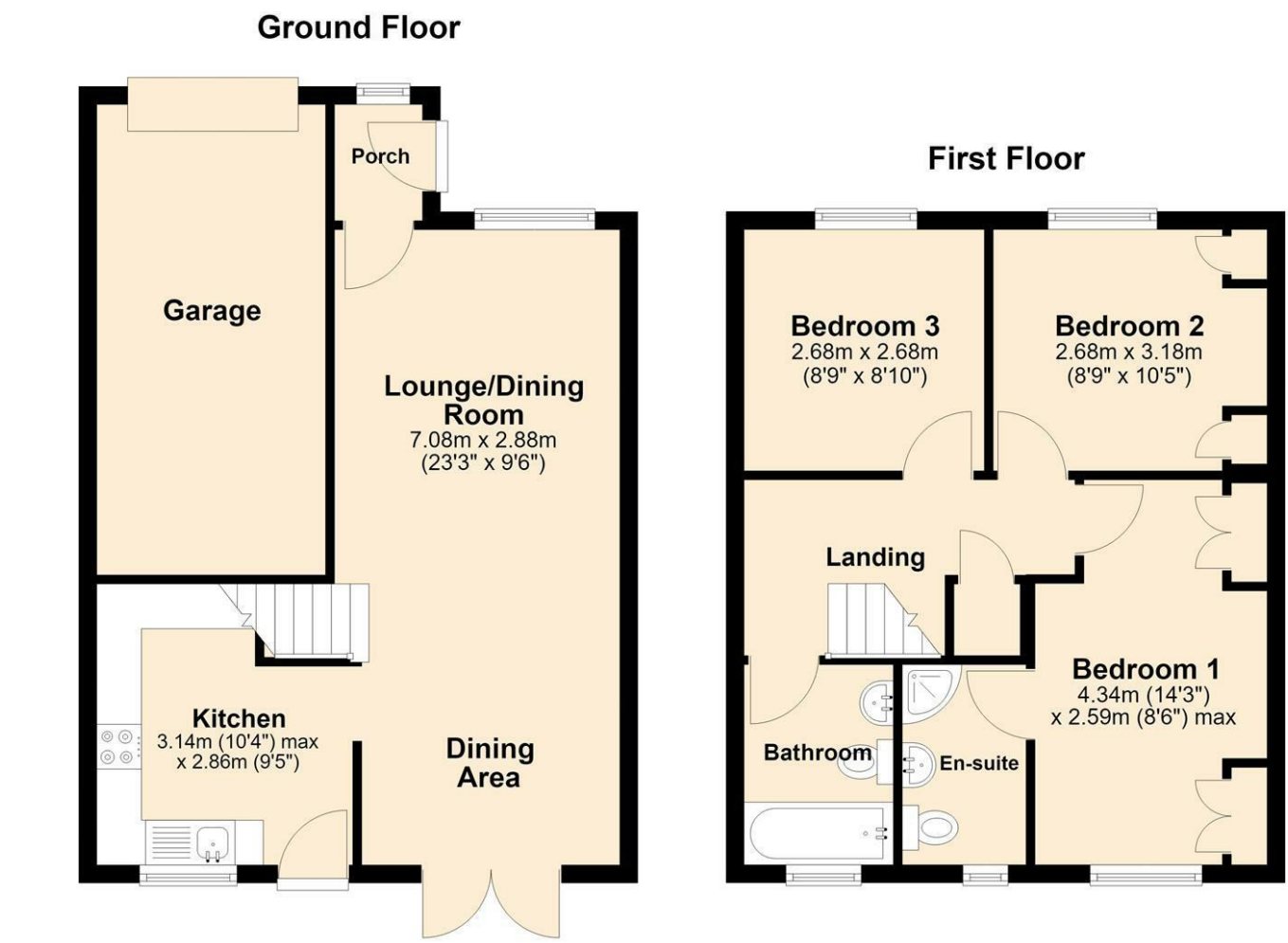
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

## Offering on a property

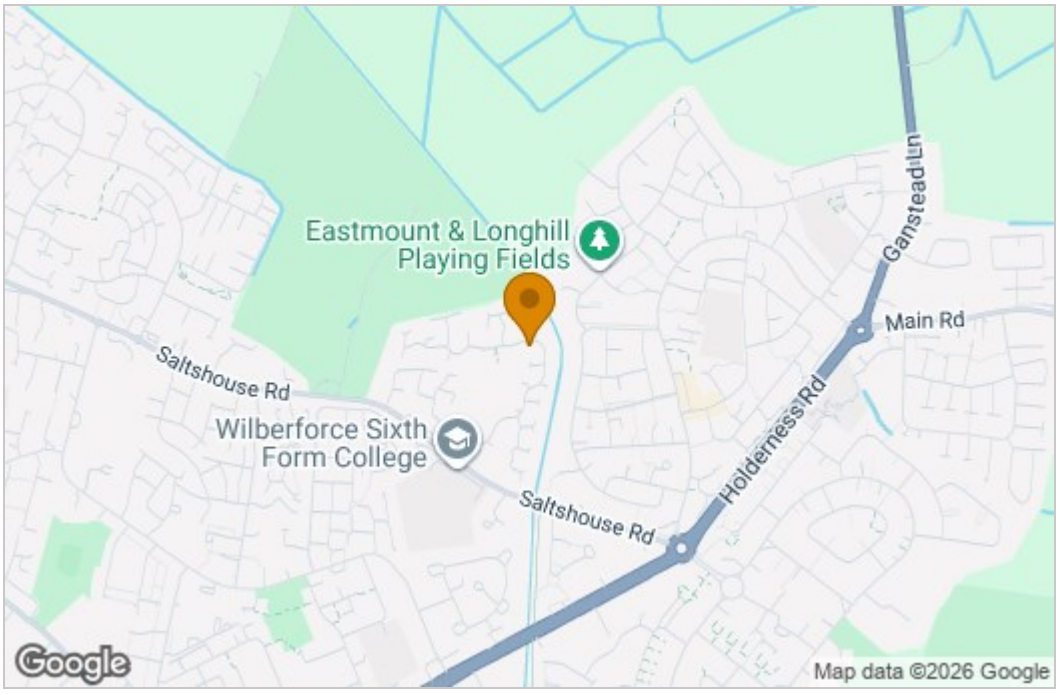
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per 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.

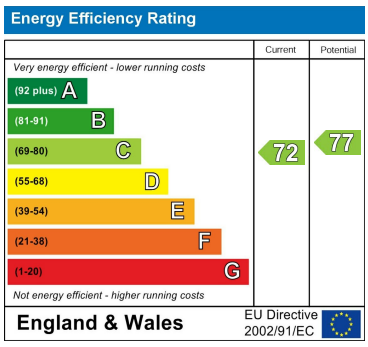
## Floor Plan

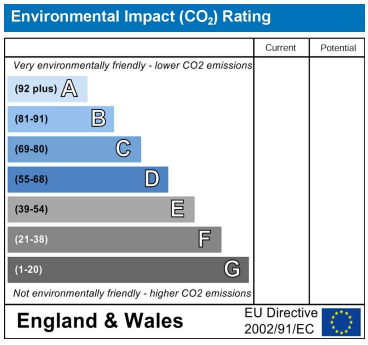



## Area Map




## 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.

86 Church Street, Sutton On Hull, HU7 4TD
Tel: 01482 877177 Email: sutton@whitakers.co.uk https://www.whitakers.co.uk