

# Whitakers

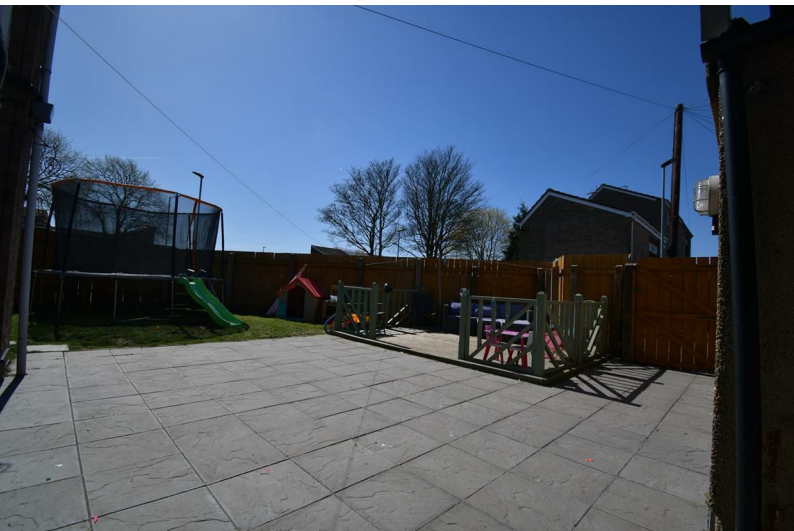
Estate Agents



## 2 Towan Close

, Hull, HU7 4DN

£89,995

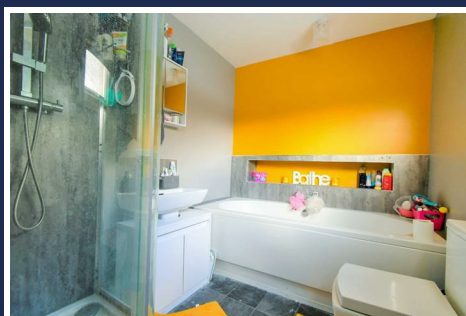




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## Entrance

Via a Upvc double glazed door

## Entrance hall

Spacious entrance hall, radiator and wood flooring

## Kitchen/Dining Room

The newly fitted kitchen has a range of base and wall units in high gloss with contrasting work surfaces over, sink and drainer, a built in electric oven with hob and extractor, space for a fridge freezer and wood flooring, a Upvc double glazed window to the front and rear aspect, a radiator and Upvc double glazed french doors to the rear aspect.

## Lounge

The lounge has modern decor, a radiator and Upvc double glazed french doors to the rear aspect.

## Stairs to the 1st floor

The stairs to the 1st floor has carpet flooring and the loft access

## Bedroom One

The bedroom has carpet flooring, a radiator and a Upvc double glazed window to the rear aspect.

## Bedroom two

The second bedroom has a Upvc double glazed window to the rear aspect and a radiator

## Bedroom three

The third bedroom has a radiator and a Upvc double glazed window to the front aspect

## Bathroom

The bathroom is fitted with a modern suite with central mixer tap, a low level wc and a pedestal

wash hand basin, a shower enclosure with thermostatic shower, a Upvc double glazed window to the front aspect, a radiator

## Outside

To the rear and side of the house there is a very generous garden with raised deck and seating areas, for entertaining, the garden has new timber fence boundaries and there is a covered storage facility to the side of the house, access to the detached garage with up/over door and power.

## 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.

## Agents notes

Services, fittings & equipment referred to in these sale 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.

## Additional

Whitakers Estate Agents offer additional services via third parties for: surveying, financial services, investment, insurance, conveyancing and other services associated with the sale and purchase of property.

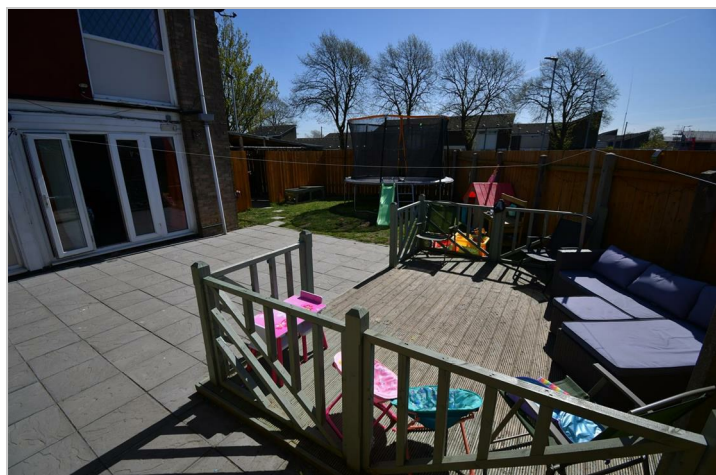
We are legally obligated to advise a Vendor of any additional services a Buyer has applied to use in connection with their purchase. We will do so in our

Tel: 01482 877177

Memorandum of Sale when the sale is instructed to both parties Solicitors and the Vendor and Buyer.

#### Disclaimer

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.





## Road Map



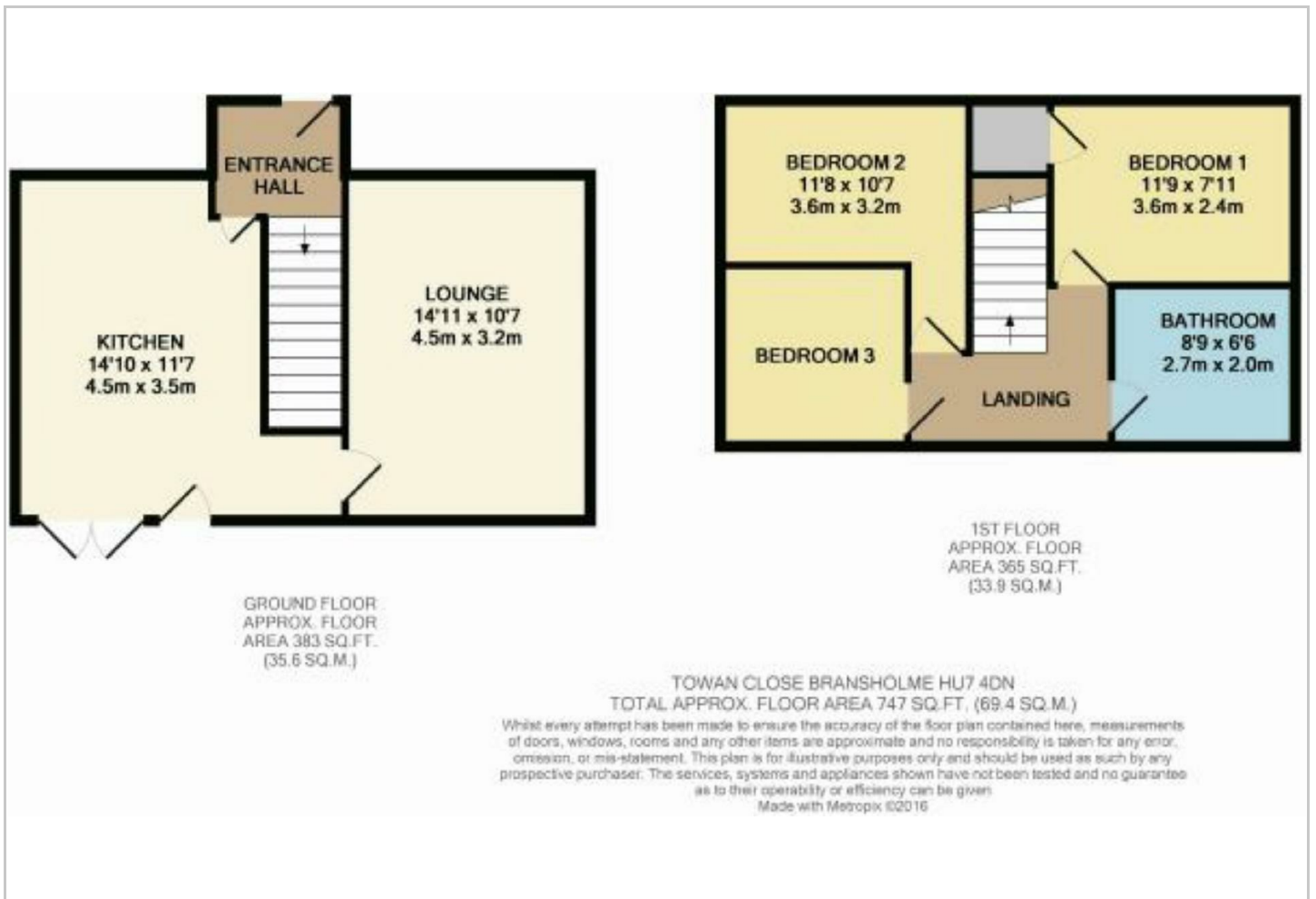
## Hybrid Map



## Terrain Map



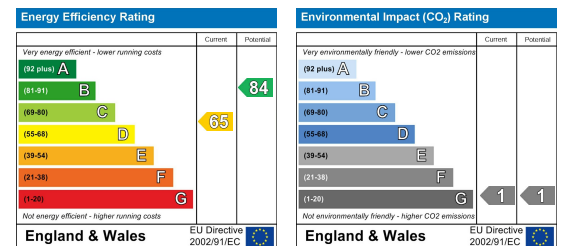
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.