

Whitakers

Estate Agents



420 Ings Road

, HULL, HU7 4UZ

£220,000



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Entrance Hall

Attractive laminate flooring, two useful storage cupboards, a radiator and a staircase off.

Lounge

13'7" x 13'0" (4.15 x 3.95)

Window to the front aspect, a radiator and opens to;

Dining Area

14'11" x 9'10" (4.55 x 3.00)

With a radiator and double doors giving access to

Breakfast Area

15'0" x 11'0" (4.56 x 3.36)

Laminate flooring, a radiator and French Doors giving access to the rear garden. Opens to;

Kitchen

11'8" x 8'10" (3.55 x 2.70)

A good range of fitted floor and wall units with rolled edge preparation surfaces having an inset stainless steel sink unit with mixer tap. Window to the side aspect, laminate flooring continues, partially tiled walls, plumbing for an automatic washing machine and integrated appliances includes an electric oven, four ring gas hob, over head extractor canopy a fridge/freezer and a free standing dish washer.

Bedroom One

15'1" x 12'2" (4.60 x 3.70)

Window to the front aspect, a radiator, fitted wardrobes..

Bedroom Two

13'1" x 12'0" (4.00 x 3.66)

Window to the rear aspect, a radiator, fitted wardrobes and over head cupboards.

Bedroom Three

8'3" x 6'11" (2.52 x 2.12)

Window to the front aspect and a radiator.

Bathroom

A white suite to comprise panelled bath, wash hand basin and a low level WC. The walls are tiled, there is a radiator and a plumbed shower unit over the bath.

Loft Area

A very useful area which has a "Velux" style window and is accessible via a fixed staircase from the landing.

Gardens

To the front of the property is a garden laid to decorative aggregates and to the rear a garden laid to lawn and there is a block paved patio area.

Garage

Brick built with electricity supply and accessible via a side driveway.

Agents Notes

Services, fittings and 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.

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.

Tel: 01482 877177

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



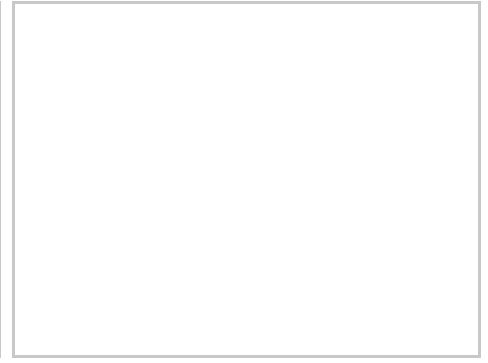
Road Map



Hybrid Map



Terrain Map



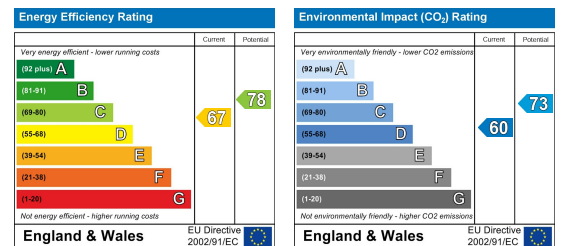
Floor Plan



Viewing

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

Energy Efficiency Graph



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