

# Whitakers

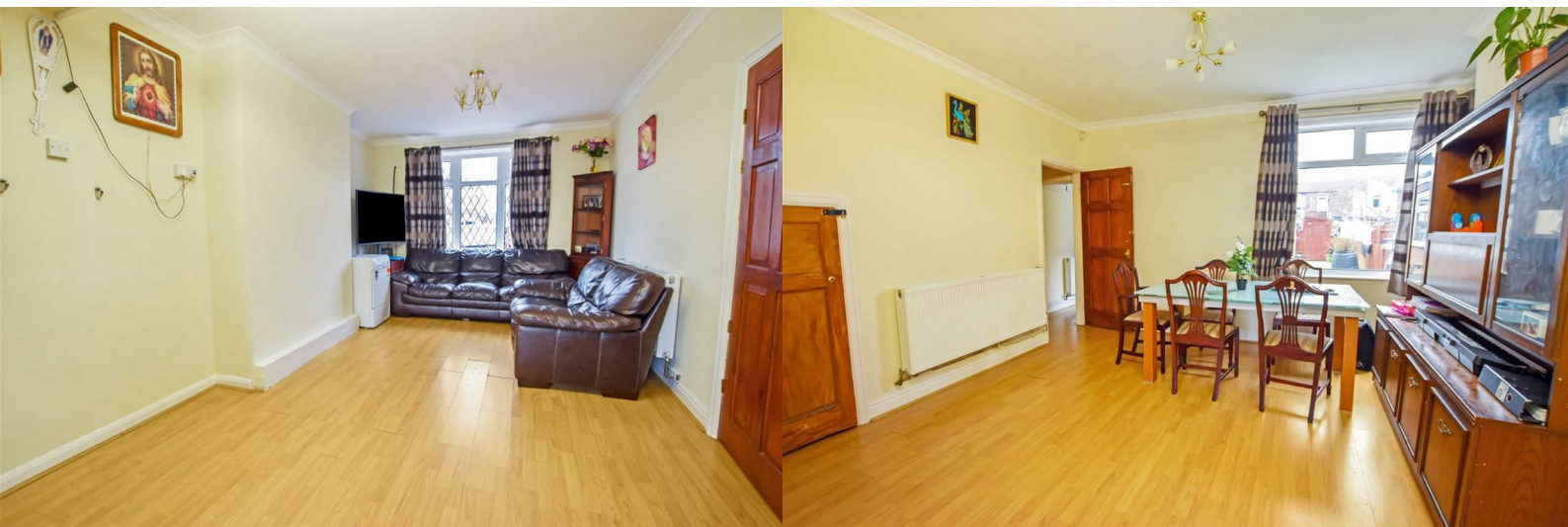
Estate Agents



78 Parkfield Drive

, Hull, HU3 6TB

Asking Price £120,000



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## Hallway

UPVC double glazed entrance door, laminate flooring, radiator and staircase leading to the first floor landing.

## Open Plan Lounge/Diner

### Lounge

14'5" x 10'1" (4.39 x 3.07)

UPVC double glazed bay window to the front aspect, laminate flooring and radiator.

### Dining Room

13'10" x 11'2" (4.22 x 3.40)

UPVC double glazed window to the rear aspect, laminate flooring, radiator and understairs storage cupboard.

### Kitchen

10'8" x 9'5" (3.25 x 2.87)

UPVC double glazed window, laminate flooring and partially tiled walls. Fitted with a range of base, drawer and wall mounted units, work surfaces and splash back tiles and a stainless steel sink unit with mixer tap over.

### Utility Room

UPVC double glazed wooden entrance door, laminate flooring and plumbed for an automatic washing machine.

### Downstairs W.C

UPVC double glazed window and partially tiled walls. Fitted with a low flush W.C.

### First Floor Landing

With doors leading to all bedrooms and bathroom and access to the loft hatch which is partially boarded.

## Bedroom One

14'8" x 9'8" (4.47 x 2.95)

UPVC double glazed window, laminate flooring and fitted wardrobes.

## Bedroom Two

10'4" x 10'2" (3.15 x 3.10)

UPVC double glazed window, laminate flooring, radiator and built in storage.

## Bedroom Three

9'1" x 5'6" (2.77 x 1.68)

UPVC double glazed window, laminate flooring and radiator.

## Bathroom

UPVC double glazed window and radiator. Partially tiled and fitted with a three piece suite comprising; panelled bath with electric shower over, pedestal sink unit and low flush W.C.

## Externally

To the front of the property there is a block paved drive providing off street parking for two vehicles. To the rear of the property there is an enclosed garden with artificial grass.

## 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.

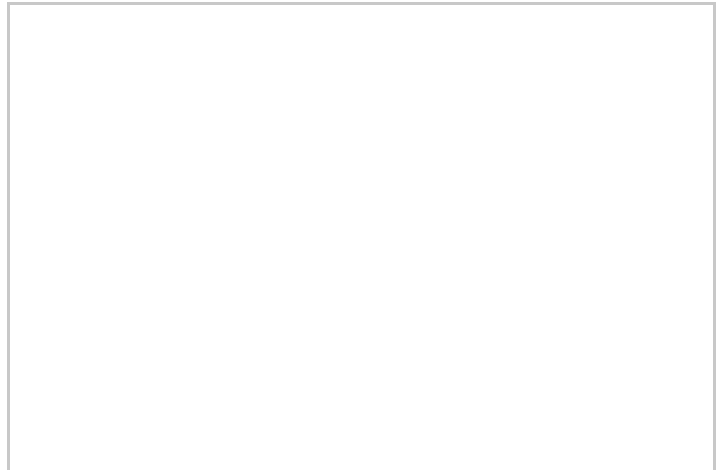
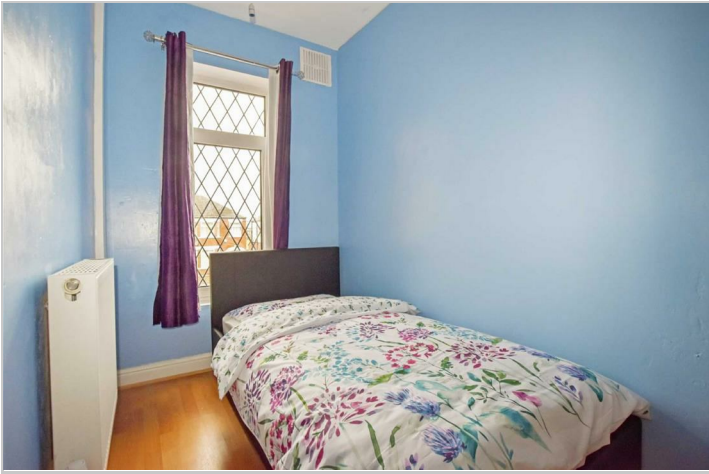
### Agents Notes

Services, fittings & equipment referred to in these 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.

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



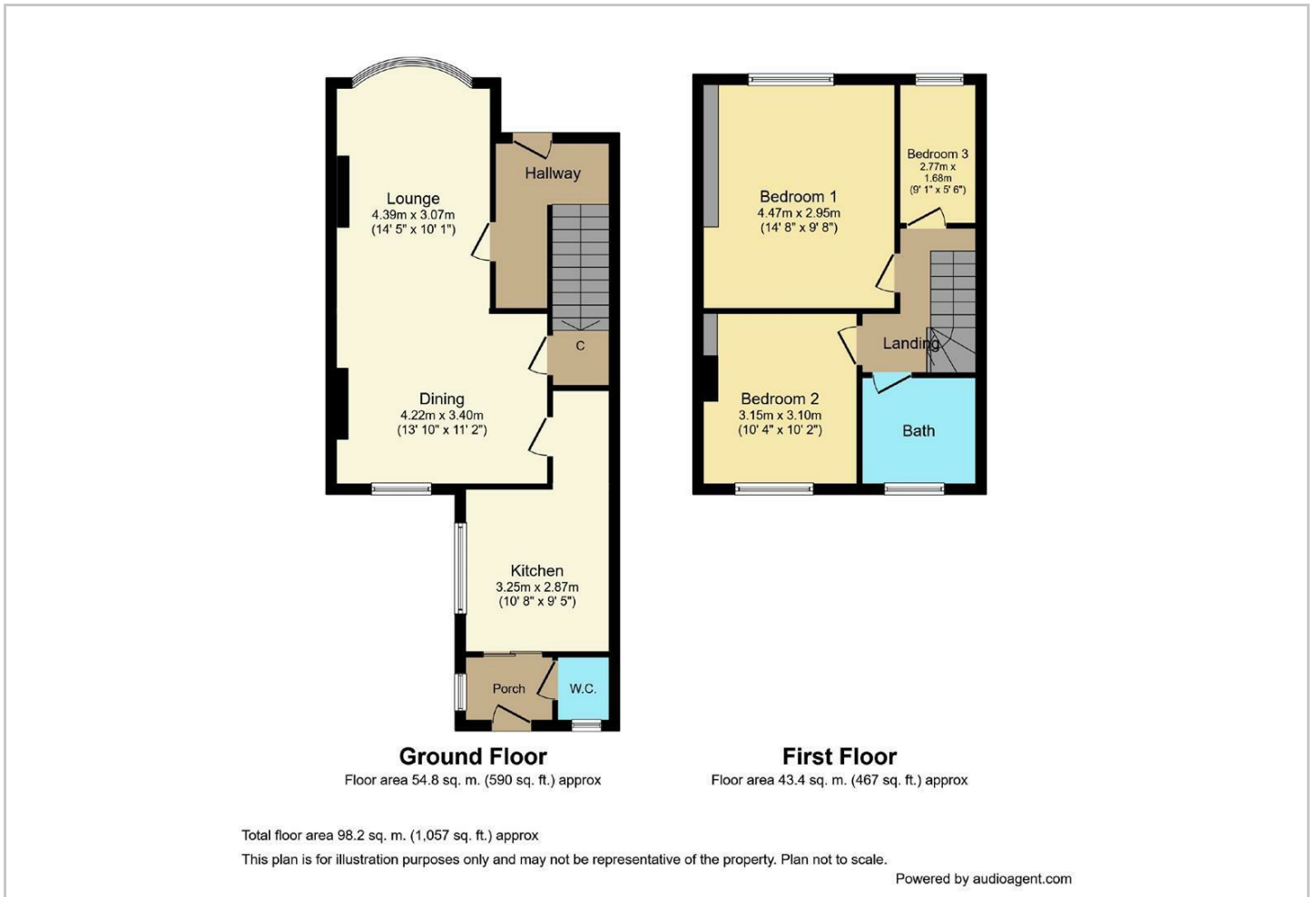
## Hybrid Map



## Terrain Map



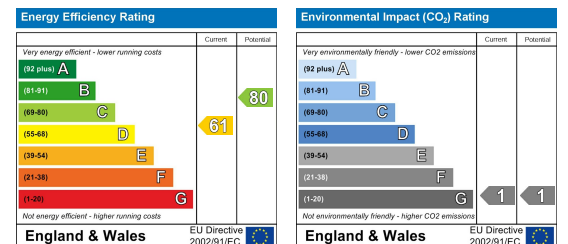
## Floor Plan



## Viewing

Please contact our West Hull Office on 01482 330490 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.