

# Whitakers

Estate Agents



18 Kempton Road

, Hull, HU3 6UF

Offers Over £125,000



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## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

With wooden flooring and central heating radiator

#### Lounge

15'0" x 11'9" (4.57 x 3.58)

Wooden flooring and central heating radiator. UPVC double glazed bay window and Gas fire marble hearth and inset with a wooden surround

#### Kitchen / Diner

17'2" x 15'0" (5.23 x 4.57)

L shaped fitted kitchen / diner with a tiled floor and under stairs cupboard. Cream floor and eye level units with complimentary work surfaces and splash back tiles above. Stainless sink with mixer tap and UPVC double glazed French doors to the garden

#### Shower Room

This contemporary room has been tiled to the walls and the floor with a walk in shower enclosure and mixer shower above. Vanity sink and an enclosed cistern W.C, heated towel radiator and a UPVC double glazed window.

### First Floor

#### Landing

Doors leading to

#### Bedroom One

15'2" x 13'3" max (4.62 x 4.04 max)

Four UPVC double glazed windows and central heating radiator. Fixed staircase to the loft space.

#### Bedroom Two

11'1" x 8'9" (3.38 x 2.67)

UPVC double glazed and central heating radiator

#### Bedroom Three

7'11" x 5'11" (2.41 x 1.80)

UPVC double glazed and central heating radiator

#### Loft Space

15'0" x 11'0" (4.57 x 3.35)

Boarded with Velux window and storage in the eaves

#### External

Low maintenance front garden designed for off street parking. The rear garden is enclosed to the boundaries mainly laid to lawn with a paved patio and useful shed.

#### 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.

#### 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 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.

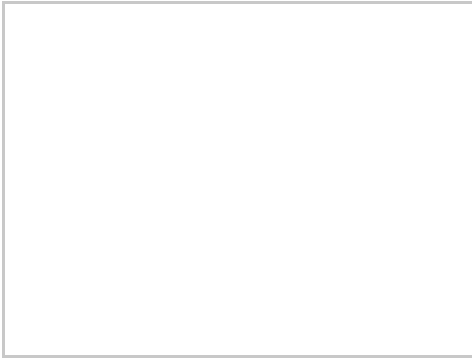
### Additional Services

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.

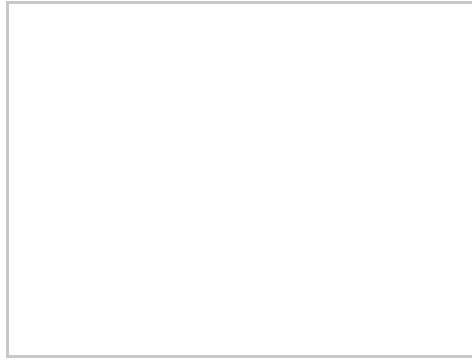
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.



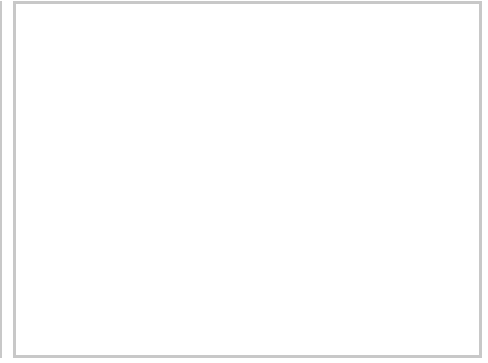
## Road Map



## Hybrid Map



## Terrain Map



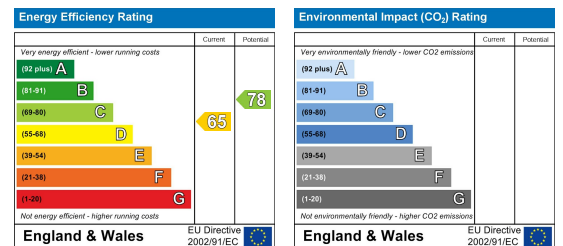
## Floor Plan



## 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



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