

# Whitakers

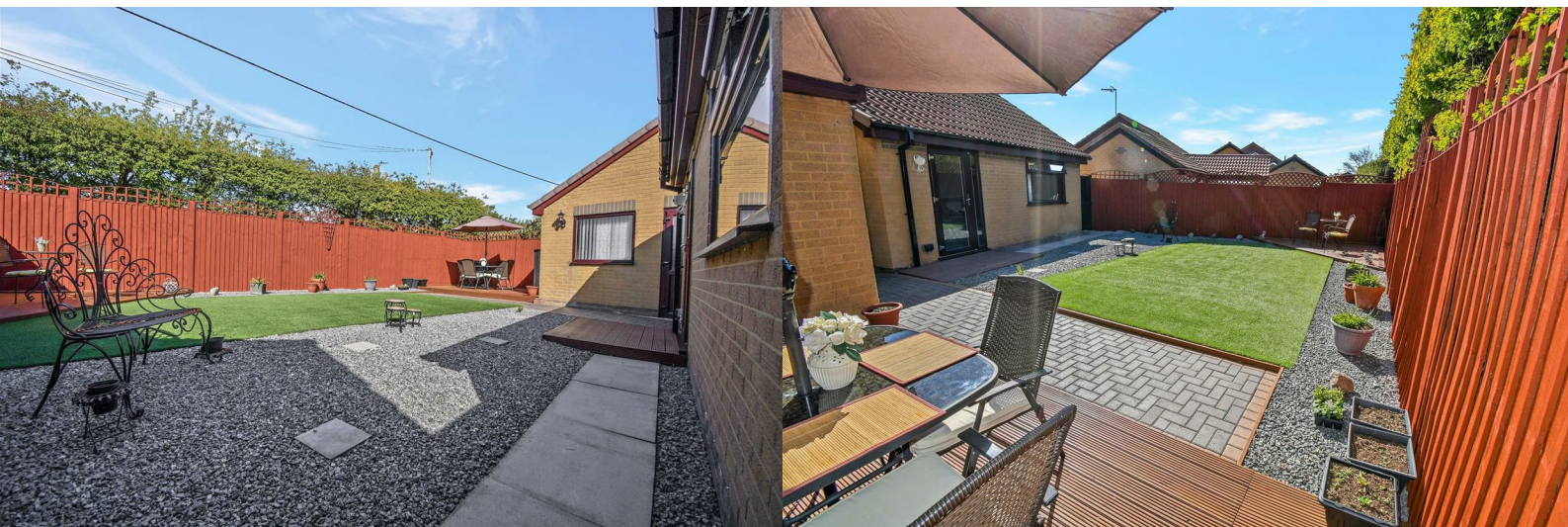
Estate Agents



## 8 Ferryman Park

Paull, Hull, HU12 8PS

Price Guide £165,000





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## Entrance

The entrance is via a double glazed door

## Entrance Hall

The entrance hall has a radiator and Kardean flooring

## Kitchen

9'9" x 7'11" (2.976 x 2.420)

The beautiful kitchen has a range of base and wall units with contrasting work surfaces, a built in electric oven and hob, extractor, and space for fridge and freezer and plumbing for an automatic washing machine, a Upvc double glazed window to the front aspect, Kardean flooring and brick effect tile splash backs.

## Lounge/Dining Room

12'8" x 18'7" (3.869 x 5.669)

The stunning lounge/dining has ample space for dining, a lovely fireplace with inset flame fire, a Upvc double glazed window to the rear aspect and door leading out to the rear garden, a radiator

## Bathroom

7'7" x 5'8" (2.315 x 1.737)

The shower room has a low level wc and vanity wash hand basin, a walk in shower enclosure with thermostatic shower, a Upvc double glazed window to the side aspect and tile walls and floor

## Bedroom One

9'11" x 13'1" (3.032 x 4.012)

The bedroom has a Upvc double glazed window to the front aspect, a radiator and newly fitted full length furniture offering ample storage.

## Bedroom Two

10'10" x 5'5" (3.312 x 1.665)

The bedroom has a Upvc double glazed window to the side aspect, a radiator.

## Outside

To the front of the bungalow there is ample off road parking with low maintenance gravel driveway leading up to the detached single garage which has electric remote door and power and lighting. The garden has wrought iron side fence boundary and gate leading up the garage.

To the rear of the bungalow there is a beautiful private garden with a sunny aspect, astro lawn and ample seating areas to enjoy the sunshine, a raised deck allows further seating, mains electric supply



## Road Map



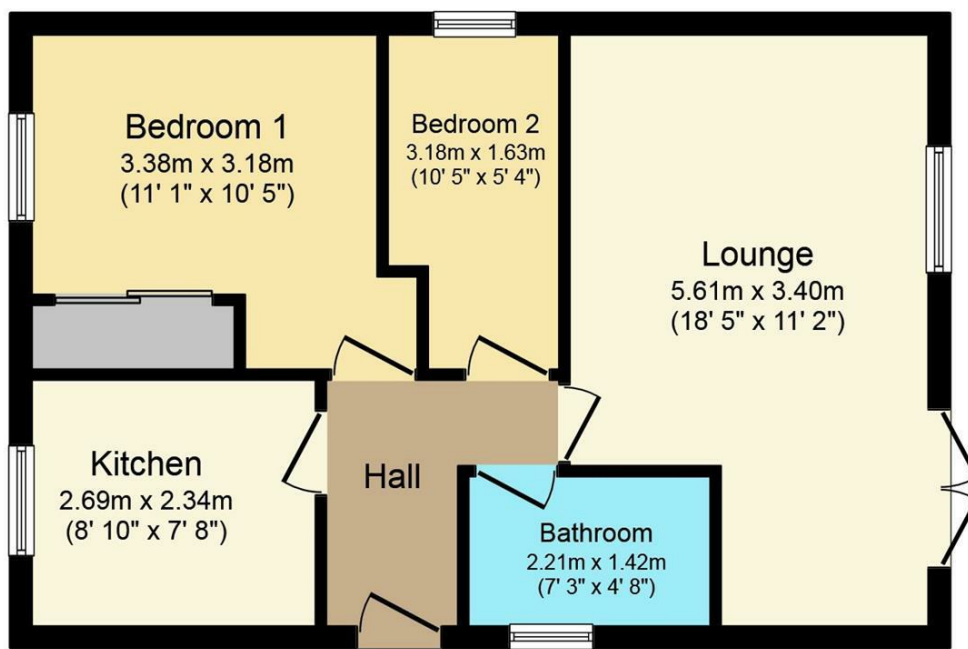
## Hybrid Map



## Terrain Map



## Floor Plan



### Floor Plan

Floor area 48.0 sq. m. (517 sq. ft.) approx

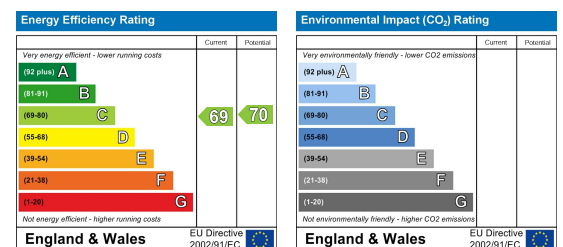
Total floor area 48.0 sq. m. (517 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## 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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