

Whitakers

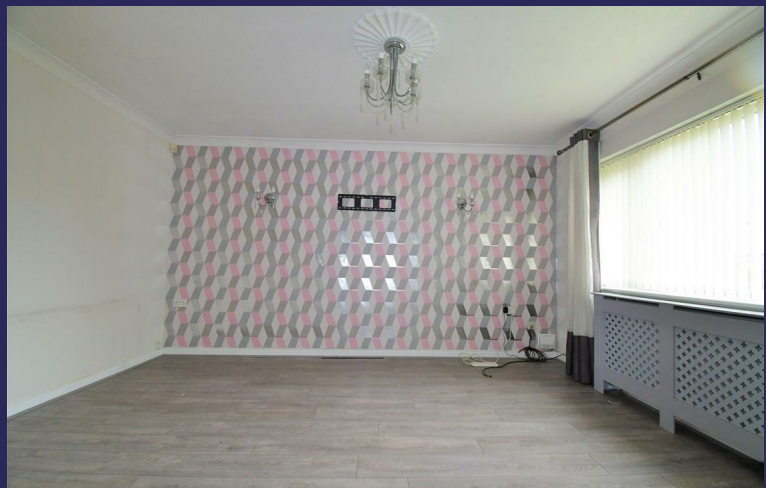
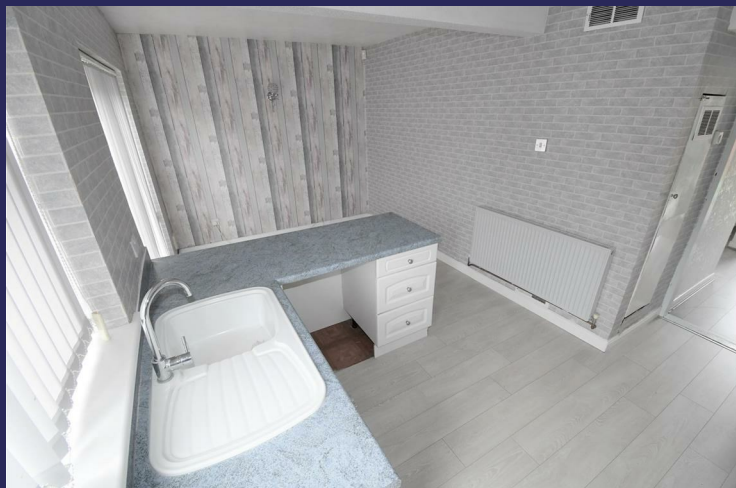
Estate Agents



91 Newtondale

Sutton Park, Hull, HU7 4BG

£115,000



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Entrance hall

Upvc double glazed entrance door and window, central heating radiator, laminate flooring, coved ceiling, staircase to landing off and an under stairs storage cupboard.

Lounge

14'5" x 11'10" (4.40 x 3.61)

Upvc double glazed window, central heating radiator, coved ceiling and laminate flooring.

Kitchen/dining

17'11" x 13'0" (5.47 x 3.95)

Upvc double glazed window, double doors and a rear entrance door, central heating radiator, a range of base wall and drawer units, fitted work surfaces, single drainer sink unit, split level oven and hob, plumbed for an automatic washing machine.

Landing

Access to the roof void and a storage cupboard.

Bedroom One

12'8" x 10'3" (3.87 x 3.12)

Upvc double glazed window, central heating radiator.

Bedroom two

11'0" x 10'8" (3.36 x 3.25)

Upvc double glazed window, central heating radiator.

Bedroom three

9'9" x 7'9" (2.96 x 2.36)

Upvc double glazed window, central heating radiator.

Bathroom

Upvc double glazed window, towel rail central heating radiator, fully tiled and fitted with a three

piece suite comprising panelled bath with a mixer shower and screen, wash basin and a low flush WC, and coved ceiling.

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Gardens

To the front of the property there is a lawned garden with fencing to the surround. The gardens extends to the side and leads to the rear there is a further lawned garden with fencing to the surround.

Garage

Brick garage with an up and over door, Upvc double glazed windows, personal door and access to the rear.

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.

Disclaimer

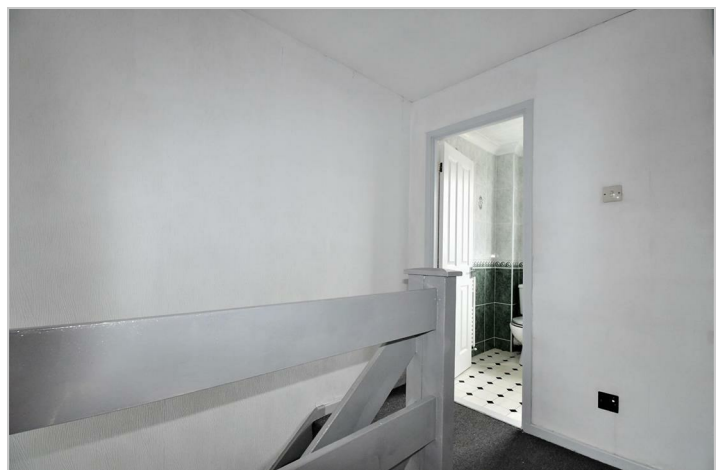
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Additional Services

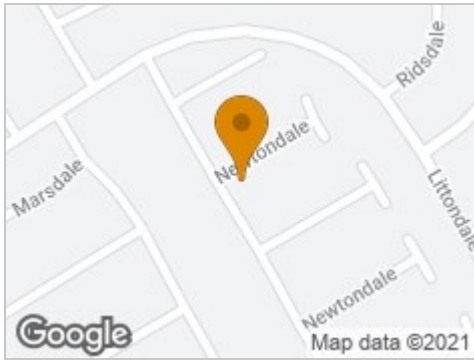
Whitakers Estate Agents offer additional services via third parties for: surveying, financial services, investment, insurance, conveyancing and other services associated with the sale and purchase of property.

Tel: 01482 877177

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



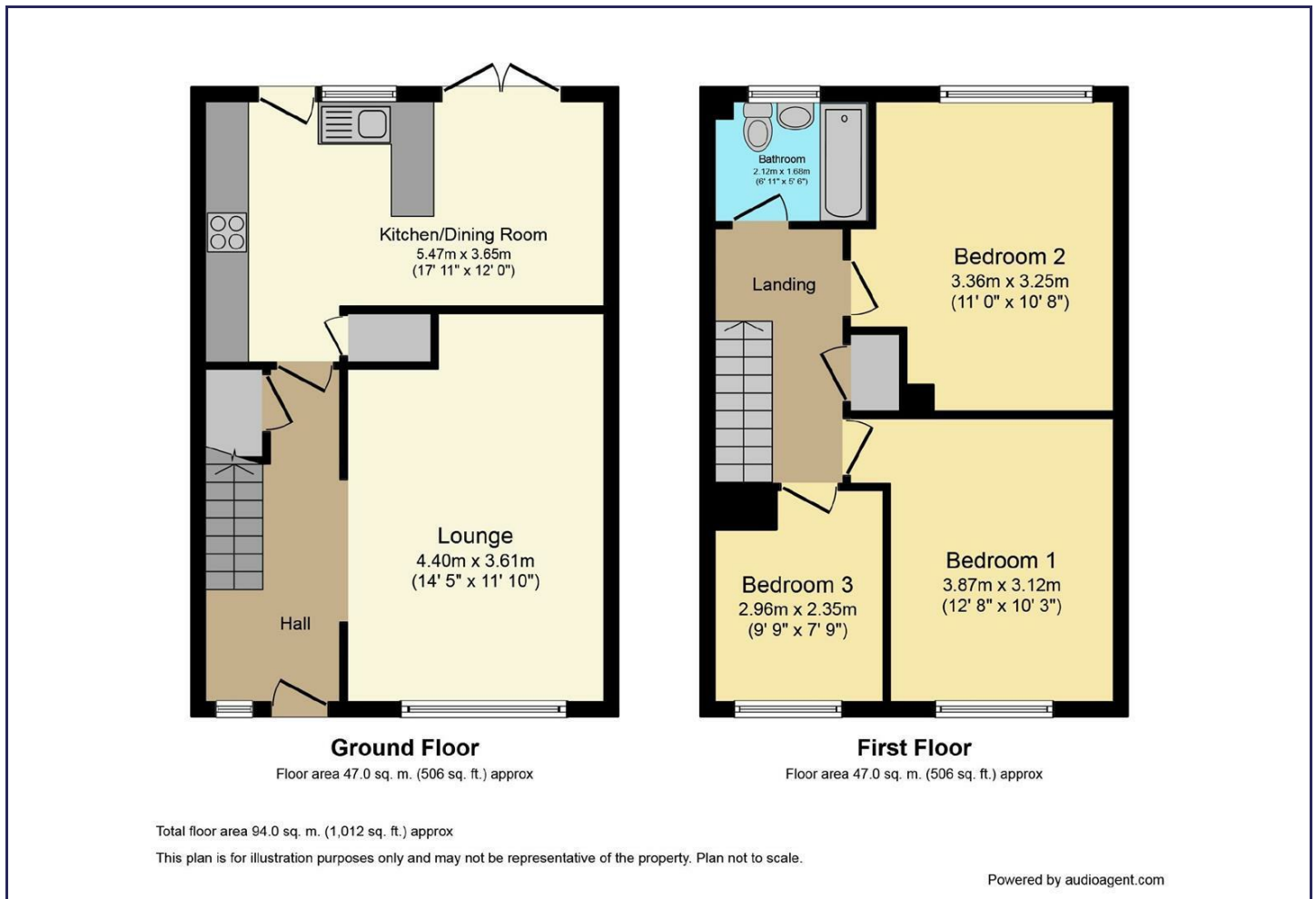
Hybrid Map



Terrain Map



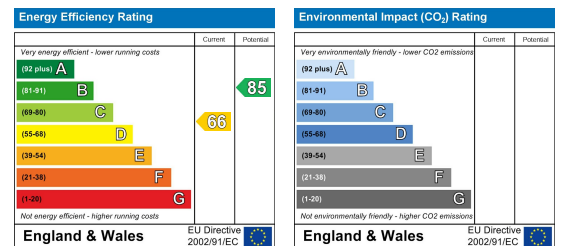
Floor Plan



Viewing

Please contact our 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.