

# Whitakers

Estate Agents



## 23 Tweendykes Road, Hull, HU7 4XA

**Asking Price £290,000**

THIS RARE OPPORTUNITY TO OWN AN OUTSTANDING 4 BEDROOM FAMILY HOME SHOULD REALLY NOT BE MISSED!

Situated on ever popular Tweendykes Road, just a short walk from the centre of historic Sutton Village and close to highly regarded Primary and Secondary schools, this STUNNING home is ideal for the growing family!

Having been much improved by the current owners and presented in true "MOVE-IN" condition, the property has been extended to create spacious family accommodation in a most popular and sought after area!

Immaculately presented throughout, the property briefly comprises; entrance hallway, lounge, separate dining room and a modern fitted kitchen to the ground floor whilst to the first floor there are 4 bedrooms, three being doubles and a family bathroom.

Externally to the front of the property is an abundance of off-street parking with a side driveway that leads to the garage, while to the rear of the property is a generous garden.

Having the additional benefit of gas central heating and uPVC double glazing, internal viewing is essential to fully appreciate this property!

## The Accommodation Comprises

### Entrance Hallway



Double glazed entrance door, two double glazed windows to the side elevation, gas central heating radiator, coved ceiling, laminate flooring and staircase to the landing off.

### Lounge 14'11 x 11'8 (4.55m x 3.56m)



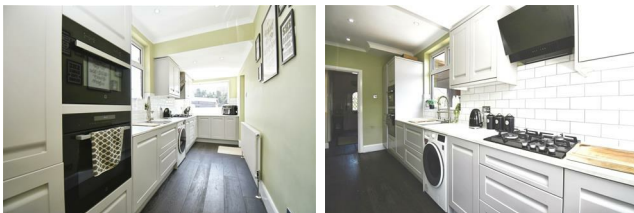
Upvc double glazed bay window, gas central heating radiator and a coved ceiling.

### Dining Room 15'4 x 11'2 (4.67m x 3.40m)



Upvc double glazed French windows leading to the rear gardens, gas central heating radiator, coved ceiling and laminate flooring.

### Kitchen 17'11 x 6' (5.46m x 1.83m)



Upvc double glazed entrance door, two Upvc double glazed windows, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and tiled splash backs, stainless steel single drainer sink unit, plumbing for an automatic washing machine, split level oven and hob with a cooker hood over, integrated dish washer, refrigerator and microwave oven, plumbing for an automatic washing machine, coved ceiling, and laminate flooring.

## First Floor Landing



Coved ceiling and access to the loft space. Leads to:

### Bedroom One 15'5 x 11'11 (4.70m x 3.63m)



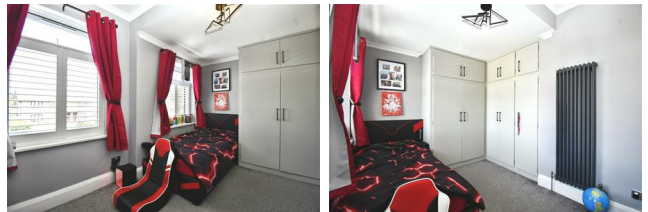
Upvc double glazed bay window, gas central heating radiator, coved ceiling and fitted wardrobes.

### Bedroom Two 15'5 x 10'10 (4.70m x 3.30m)



Upvc double glazed bay window, gas central heating radiator, coved ceiling and fitted wardrobes.

### Bedroom Three 8'2 x 13'2 (2.49m x 4.01m)



Twin Upvc double glazed windows, gas central heating radiator, fitted wardrobes and a coved ceiling.

### Bedroom Four 7'3 x 6'4 (2.21m x 1.93m)



Upvc double glazed window, gas central heating radiator and a coved ceiling.

### Bathroom



Upvc double glazed window, towel rail gas central heating radiator, fully tiled and fitted with a four piece suite comprising panelled bath, shower cubicle. Half pedestal wash basin and a low flush WC.

### Gardens



To the front of the property there is a generous sized garden, mainly given over to additional parking. A side drive leads to the shared access between the two neighbouring properties and onto the garage. At the rear of the property there is a further great sized lawn garden and entertaining area, with perimeter fencing to the surround.

### Garage

Pre cast sectional garage with an up and over door and side window.

### Tenure

The property is Freehold

Council Tax  
Council Tax band C  
Kingston upon Hull City Council

EPC  
EPC rating D

### 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 sales 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.

### Material Information:

Construction - Brick/Tile  
Conservation Area - No  
Flood Risk - Vey Low  
Mobile Coverage/Signal - EE, Vodafone, Three, O2  
Broadband - Basic 10 Mbps, Ultrafast 10000 Mbps  
Coastal Erosion - No  
Coalfield or Mining Area - No  
Planning - No

### Offering on a property

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

**Whitakers Estate Agent Declaration:**

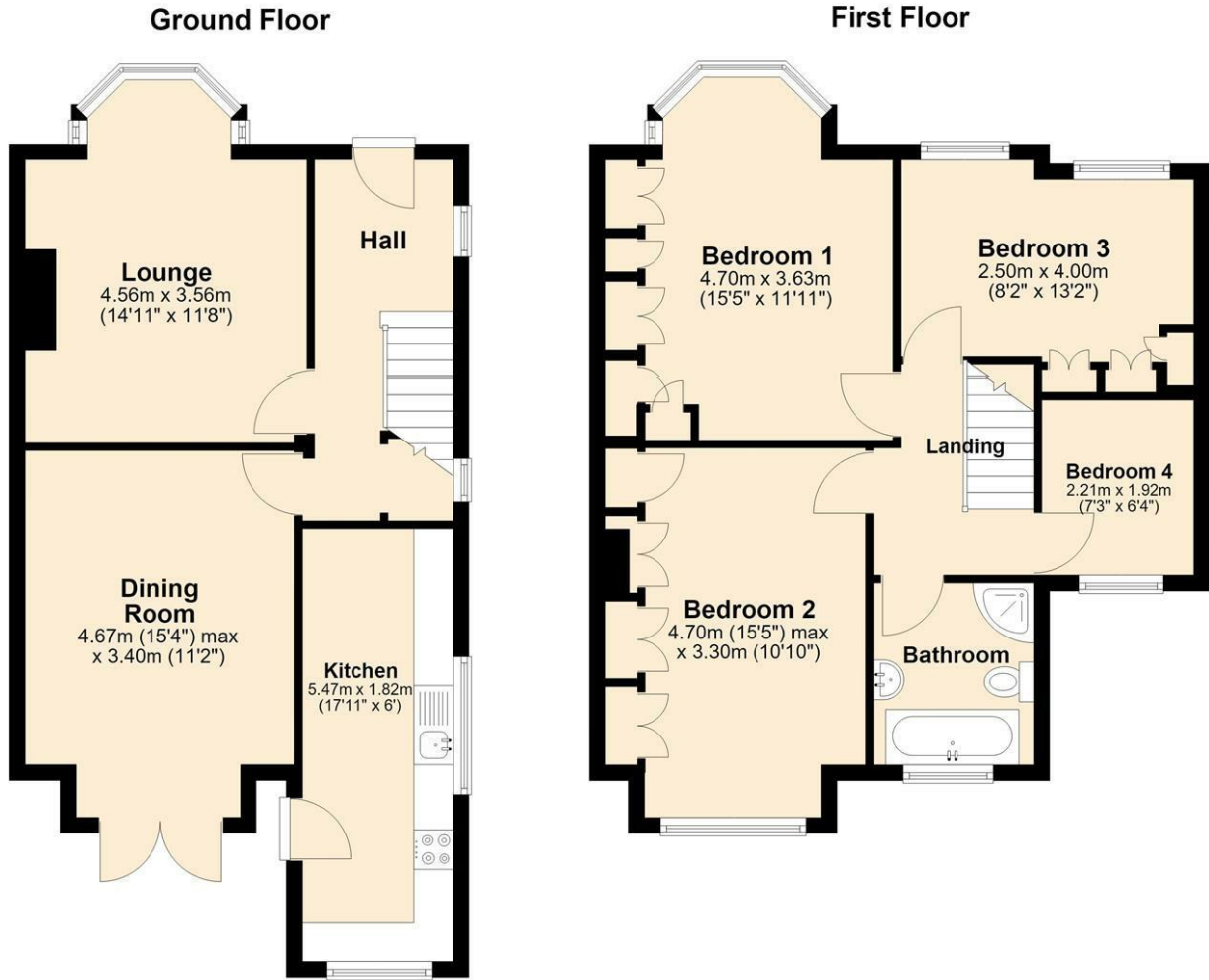
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

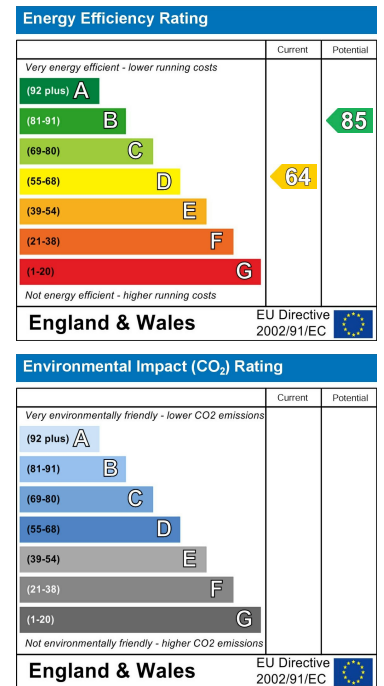
# Floor Plan



# Area Map



# 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.