Whitakers
Estate Agents









122 Shinewater Park, Hull, HU7 3DN

Guide price £135,000

*** GUIDE PRICE £135,000 TO £145,000 ***

WHITAKERS ARE DELIGHTED TO BRING THIS LOVELY 2 BEDROOM PROPERTY TO THE MARKET!

Ideally situated in a most sought after area of the ever popular Kingswood development, just a short stroll from the The Village Green as well as the highly regarded primary school, the property is also just a short drive to Kingswood Retail Park with the abundance of Retail and Leisure outlets situated there!

Immaculately presented and maintained by the current owners, this property would make an excellent first purchase and briefly comprises; entrance hallway, lounge, kitchen/diner and downstairs cloakroom to the ground floor whilst to the first floor there are 2 generously sized bedrooms and a well equipped family bathroom.

Having the additional benefit of a lovely SOUTH FACING REAR GARDEN WIYH OPEN ASPECT and allocated parking together with gas central heating and uPVC double glazing and is presented in true "MOVE-IN" condition, hence early viewing is recommended!

The Accommodation Comprises

Entrance Hallway
Composite door into entrance hallway with carpeted flooring, central heating radiator and stairs to first floor.

Lounge 10'10 x 11'11 (3.30m x 3.63m)




With uPVC window to front aspect, carpeted flooring and central heating radiator.

Kitchen/Diner 9'4 x 11'11 (2.84m x 3.63m)




Modern kitchen fitted with a range of contemporary wall and base units, contrasting work surfaces and splashbacks. 4 ring gas hob with extractor over and electric fan oven below, stainless steel sink/drainer and plumbing for automatic washing machine. Vinyl flooring, central heating radiator, storage cupboard and uPVC French doors into rear garden.

Downstairs Cloakroom



With low flush wc, hand wash basin, vinyl flooring, central heating radiator and uPVC window to rear aspect.

First Floor Landing
Stairs from entrance hallway to first floor landing with carpeted flooring.

Bedroom One 9'6 x 11'11 (2.90m x 3.63m)




uPVC window to front aspect, carpeted flooring, central heating radiator and built in wardrobe cupboard.

Bedroom Two 10'7 x 8'9 (3.23m x 2.67m)



uPVC window to rear aspect, carpeted flooring and central heating radiator.

Bathroom 5'8 x 6'4 (1.73m x 1.93m)



Modern bathroom comprising bath with mains shower over and fitted screen, low flush wc and hand wash basin with vanity unit. Tiled flooring, part tiled walls, central heating radiator and uPVC window to rear aspect.

Outside




To the front of the property is a small courtyard garden with decorative slate chippings and hedging to perimeters. The lovely south facing rear garden enjoys an open aspect and is laid mainly to lawn with paved patio, bin storage area, fencing to perimeters and composite rear gate.

Tenure
The property is Freehold

Council Tax
Council Tax band B
Kingston upon Hull City Council

EPC
Awaited

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 - Very Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 19 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.

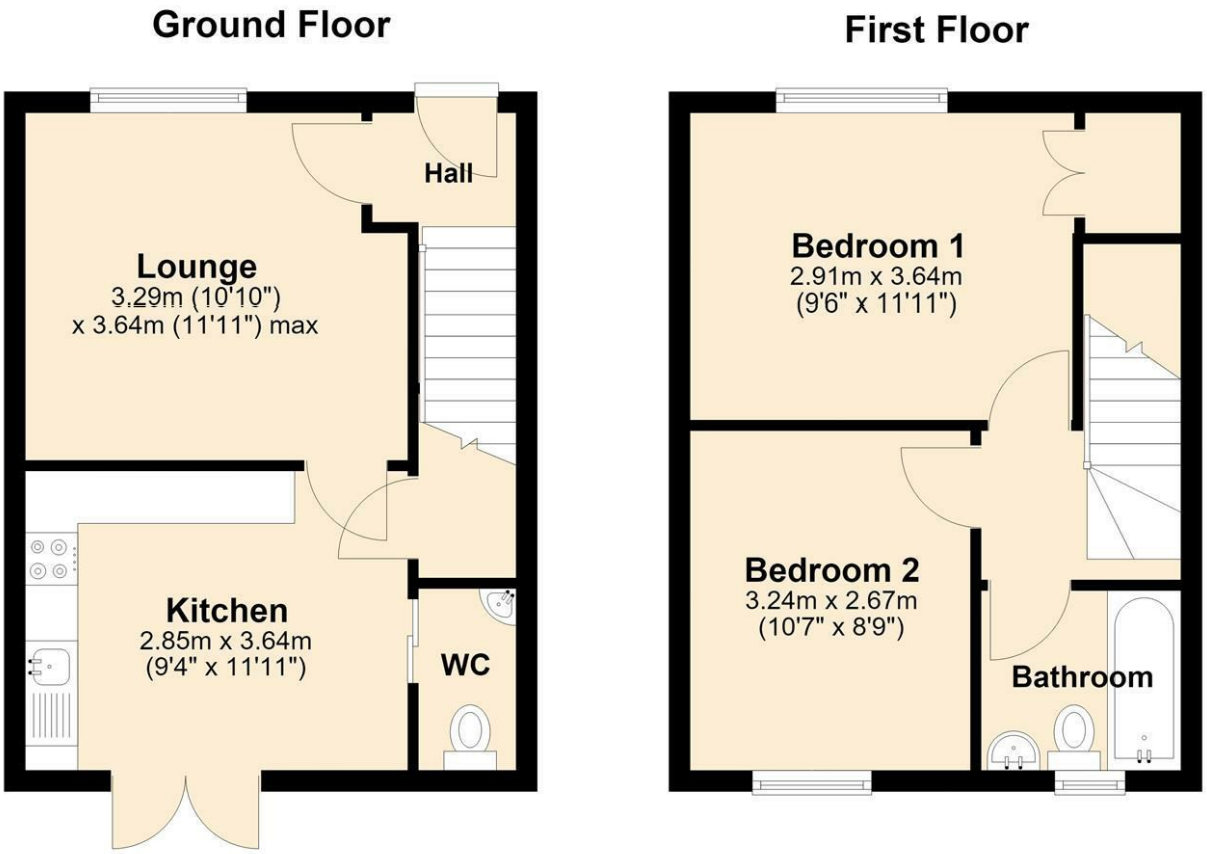
Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

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.

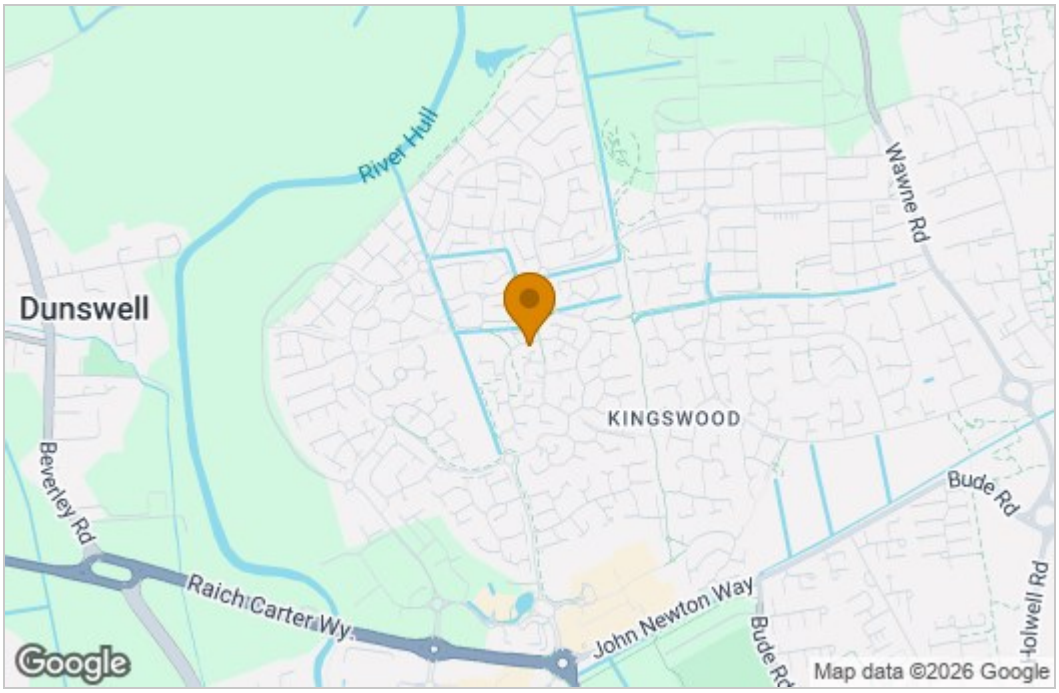
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you,

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.

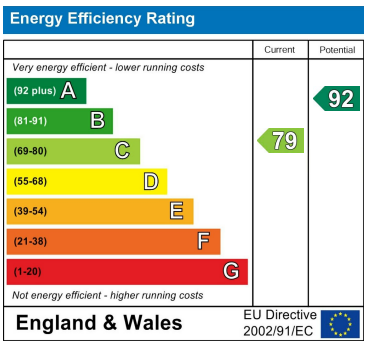
Floor Plan

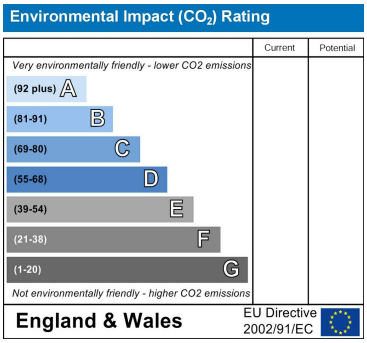


Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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