Whitakers
Estate Agents









9 Dene Close, Hull, HU6 0AB

£299,950

SITUATED IN THE MUCH SOUGHT AFTER VILLAGE OF DUNSWELL, ENJOYING A TRANQUIL CUL-DE-SAC POSITION WITHIN EASY REACH OF THE SHOPPING AND LEISURE FACILITIES AT KINGSWOOD AND ACCESS TO ALL OF THE WONDERFUL AMENITIES THAT THE HISTORIC TOWN OF BEVERLEY HAS TO OFFER, THIS DETACHED BUNGALOW TICKS ALL OF THE BOXES FOR THE PURCHASER SEEKING TO DOWN SIZE.

THE ACCOMMODATION BRIEFLY COMPRISES RECEPTION HALL, LOUNGE AND DINING AREA, FITTED KITCHEN WITH APPLIANCES, CONSERVATORY, MASTER BEDROOM AND CONTEMPORARY SHOWER ROOM TO THE GROUND FLOOR AND A SPACIOUS LANDING AREA GIVING ACCESS TO TWO FURTHER BEDROOMS TO THE FIRST FLOOR.

WITH GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PLOT OFFERS ATTRACTIVE GARDENS WITH A PRIVATE SIDE DRIVEWAY TO A SINGLE GARAGE AND THRE ARE EXTRA CAR PARKING OPTIONS AVAILABLE.

BEAUTIFULLY PRESENTED IN "MOVE INTO" CONDITION, APOINTMENTS FOR INTERNAL INSPECTION ARE ENCOURAGED

Ground Floor

Reception Hall
A welcoming area having a feature "dog leg" staircase off and access to :

Lounge 20'8" x 12'1" (6.30 x 3.70)



Window to the front aspect, feature fire place , a radiator and opens to;

Dining Area



Having a radiator and patio doors leading to the conservatory

Conservatory 8'8" x 9'4" (2.65 x 2.85)



with a superlite roof and heating, its a sun trap for all year round usage with French doors giving access to the rear garden.

Breakfast Kitchen 10'4" x 14'8" (3.16 x 4.48)



A lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Partially tiled walls, built in storage cupboard, plumbing for an automatic washing machine, windows to two aspects allowing plenty of natural light and integral appliances include an electric oven, an electric hob and a stainless steel over head extractor canopy.

Bedroom One 10'0" x 11'2" (3.05 x 3.41)



Window to the front aspect, fitted wardrobes with sliding doors and a radiator.

Shower Room



A lovely contemporary room with a plumbed shower unit within an independent double enclosure and a wash hand basin and a dual flush low level wc unit within a vanity unit. Tiled walls and a radiator.

First Floor

Spacious Landing Area



With a" Velux" style window, the area lends itself to a number of uses, such as remote working, and gives access to;

Bedroom Two 10'2" x 10'7" (3.12 x 3.25)



A "Velux" style window and a radiator.

Bedroom Three 10'2" x 8'0" (3.12 x 2.45)



A "Velux" style window, cupboard for ample storage and a radiator.

Gardens



There are gardens of good proportion to the front and rear of the property which are laid mainly to lawn and there is a paved patio are to the rear.

Single Garage



Accessible via a private side driveway, concrete sectional and with electricity supplied. There is also additional off street car parking amenities for two vehicles to the front of the property.

Council Tax

Hull City Council - band D

Tenure

This property is Freehold

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 under a tile roof
Conservation Area - No
Flood Risk - Low
Mobile Coverage/Signal - EE, Vodafone, Three and O2
Broadband - Basic 8 Mbps Ultrafast 5500 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:

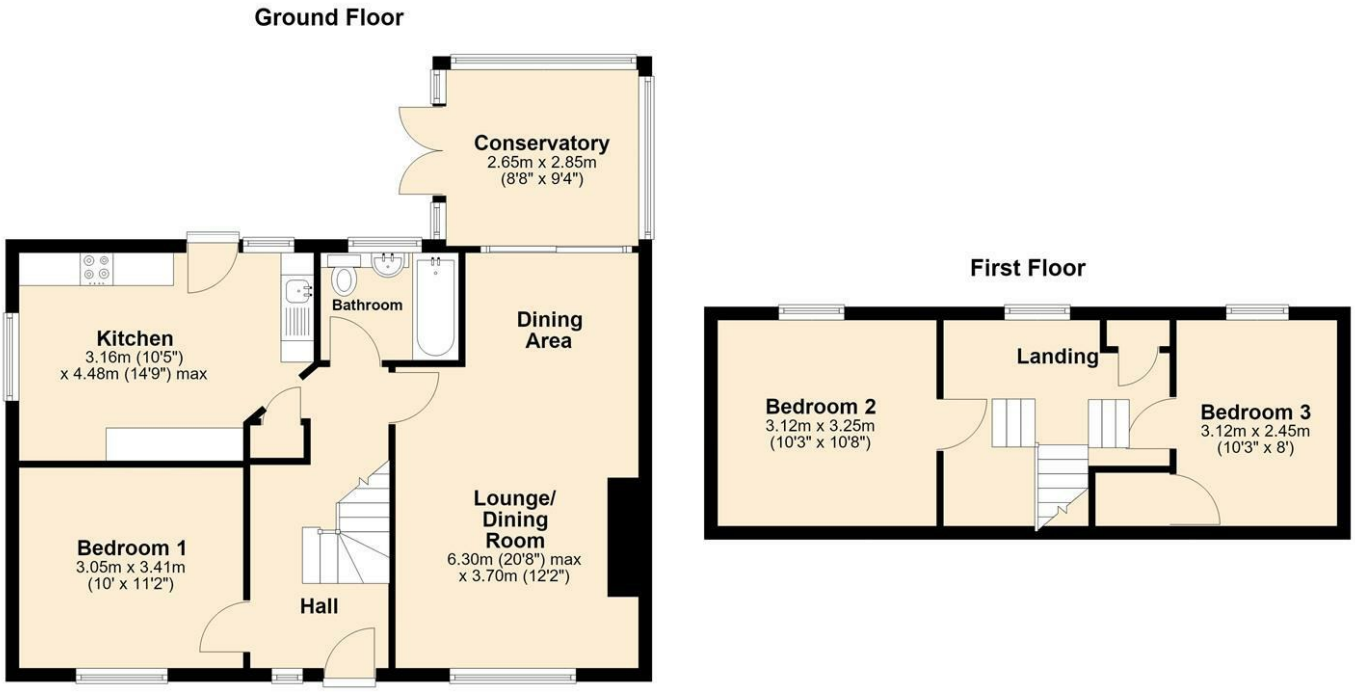
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans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

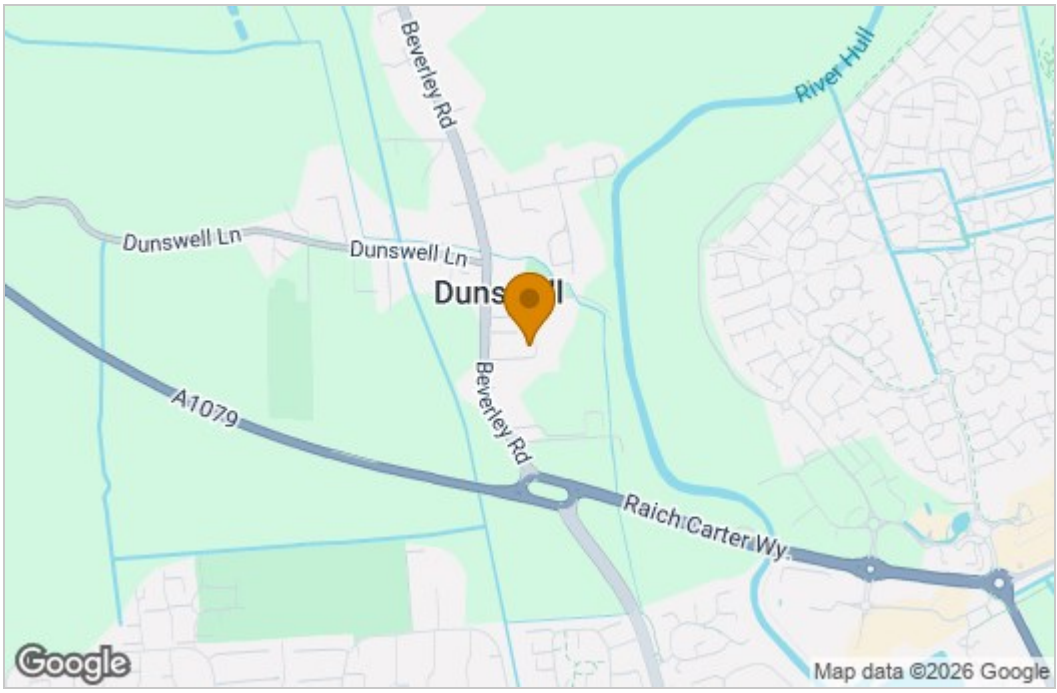
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All 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.

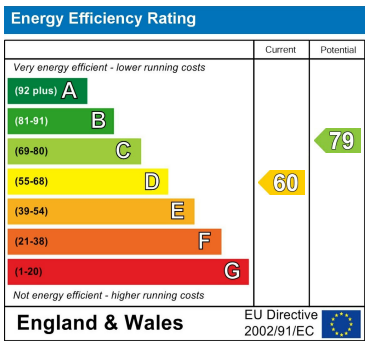
Floor Plan

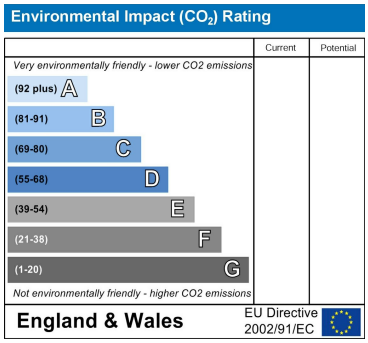


Area Map



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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