

Whitakers

Estate Agents



45 Dawnay Road, Hull, HU11 4HA

Offers In The Region Of £225,000

THIS EXTENDED 4 DOUBLE BEDROOM SEMI DETACHED PROPERTY WOULD BE IDEAL FOR THE GROWING FAMILY!

Located in a peaceful and sought after area within the popular East Hull village of Bilton and enjoying uninterrupted views to the rear over the local countryside, this spacious and versatile family home is available to purchase with NO ONWARD CHAIN!

Well presented throughout, the property is arranged over 3 floors and briefly comprises; entrance hallway, through lounge/dining room, fitted kitchen and conservatory, to the ground floor, two double bedrooms and a four piece family bathroom to the first floor whilst the second floor houses a further two double bedrooms.

With gas central heating and uPVC double glazing, ample off road parking and a garage together with the rear garden enjoying the aforementioned open views, viewing is recommended to fully appreciate this rare opportunity for the discerning buyer to really put their own stamp on this most spacious home!

The Accommodation Comprises

Entrance Hallway



uPVC door with glazed side panels into entrance hallway with tiled flooring, central heating radiator and under stair storage cupboard.

Through Lounge/Dining Room 22' x 12'8 (6.71m x 3.86m)



The spacious through lounge features a uPVC window to front aspect, central heating radiator, feature fireplace with inset electric fire and carpeted flooring extending into the dining area with further central heating radiator and uPVC Patio doors into the conservatory.

Kitchen 8'8 x 9'6 (2.64m x 2.90m)



Modern fitted kitchen comprising a range of fitted wall and base units, complementary work surfaces and matching splash backs. 4 ring gas hob with extractor over and electric double oven below and stainless steel 1 1/2 bowl sink drainer. Plumbing for dish washer, washing machine and tumble drier and space for fridge freezer (appliances available by arrangement), laminate flooring and uPVC window and door to conservatory.

Conservatory 7'4 x 16'3 (2.24m x 4.95m)



With laminate flooring, two central heating radiators and uPVC door into rear garden.

First Floor Landing



Stairs from entrance hallway to the spacious first floor landing with carpeted flooring, uPVC windows to front and side aspect, central heating radiator, storage cupboards and versatile space for home office or dressing area with stairs to the second floor and further under stair storage.

Bedroom One 10'8 x 10'2 (3.25m x 3.10m)



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

Bedroom Two 11'2 x 12'8 (3.40m x 3.86m)



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

Bathroom



The 4 piece family bathroom comprises corner bath, shower cubicle with electric shower, low flush wc and pedestal hand wash basin. Tiled walls, vinyl flooring, heated towel rail and uPVC windows to side and rear aspect.

Second Floor Landing

Stairs from first floor landing to second floor

Bedroom Three 14'9 x 9'8 (4.50m x 2.95m)



With uPVC window to rear aspect, carpeted flooring, central heating radiator and under eaves storage.

Bedroom Four 14'9 x 9'10 (4.50m x 3.00m)



With uPVC window to rear aspect, fitted wardrobes, carpeted flooring, central heating radiator and under eaves storage.

Outside



The front of the property is block paved to provide ample off road parking and access to the garage. Side gate access leads to the low maintenance rear garden with paved patio seating areas,

fencing and hedging to perimeters and uninterrupted views over the neighbouring countryside.

Garage



Situated to the side of the property, the garage has a remote roller door, electric supply and door into rear garden and can provide secure storage for motorcycles or cycles.

Tenure

The property is Freehold

Council Tax

Council Tax band B

Kingston upon Hull City Council

EPC

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 1 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

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.

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.

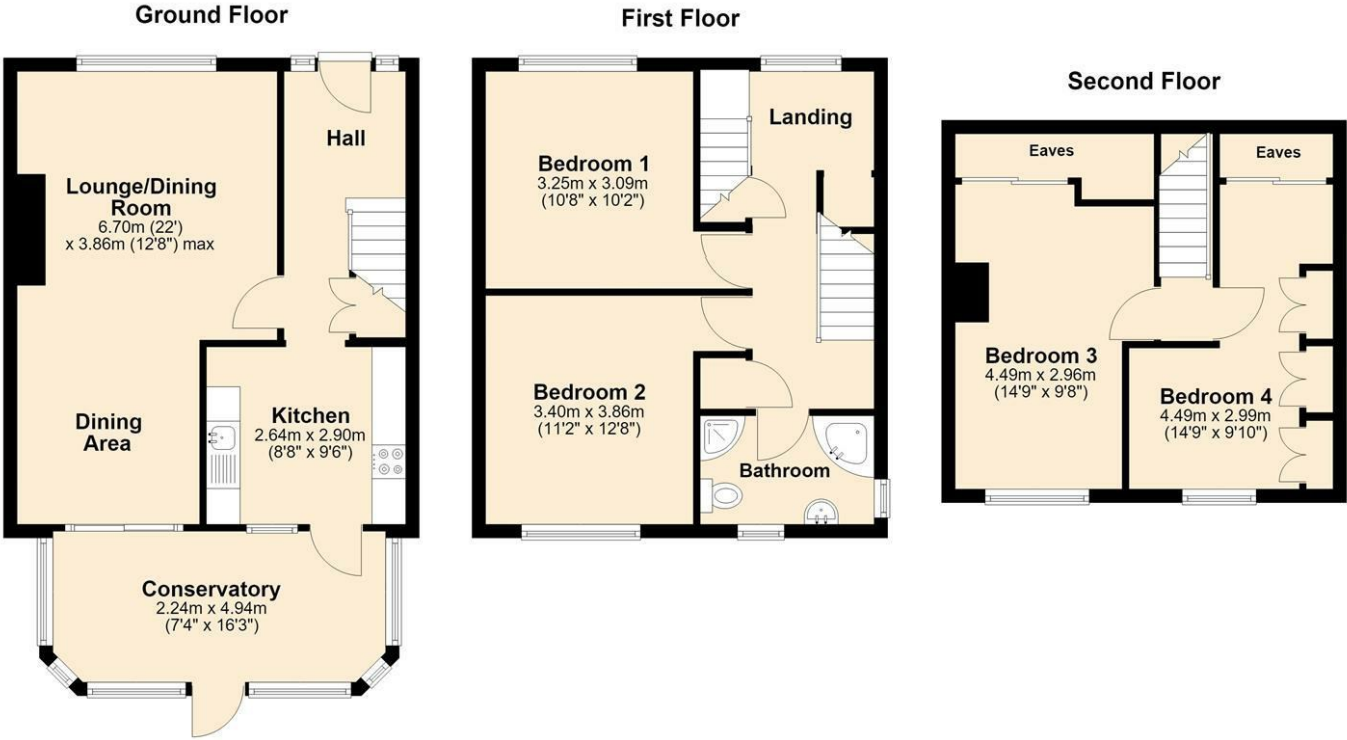
Whitakers Estate Agent Declaration:

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.

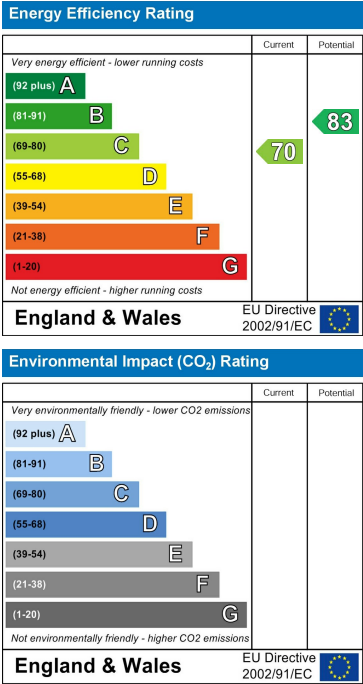
Floor Plan



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.