

Whitakers

Estate Agents



2 Canister Close, Hull, HU9 3BU

Asking Price £145,000

Whitakers are pleased to offer this modern three bedroom semi detached property to the market.

Having been built in 2018 and being sold with no onward chain, the property is well located for shops, schools and amenities and would be ideal for first time buyers, small families and investors alike!

Briefly comprising Lounge, modern kitchen and downstairs wc to the ground floor, there are three bedrooms and a family bathroom to the first floor. Also having the benefit of enclosed rear garden, gas central heating and UPVC double glazing.

The property also comes with the balance of the Builders NHBC warranty, hence early viewing is recommended!

The Accommodation comprises

Entrance Hallway

Composite front door into entrance hall with carpeted flooring, central heating radiator and door to downstairs cloakroom.

Downstairs cloakroom

With vinyl flooring, low flush wc, hand wash basin, vinyl flooring and UPVC window to front aspect.

Dining Kitchen 13'5 x 11'7 max (4.09m x 3.53m max)

With a range of fitted contemporary wall and base units, contrasting work surfaces and splashbacks. 4 ring gas hob with electric fan oven below and extractor fan over, sink with mixer taps, integrated fridge/freezer and dish washer, breakfast bar, vinyl flooring and UPVC window to front aspect.

Lounge 14'9 x 11'9 (4.50m x 3.58m)

With carpeted flooring, central heating radiator, under stair storage cupboard and UPVC French doors to rear garden.

First Floor landing

Stairs from Entrance Hallway to first floor landing with carpeted flooring and central heating radiator.

Bedroom One 14'9 x 9'6 (4.50m x 2.90m)

With carpeted flooring, two UPVC windows to front aspect, central heating radiator and storage cupboard.

Bedroom Two 9'9 x 8'5 (2.97m x 2.57m)

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

Bedroom Three 6'8 x 6'1 (2.03m x 1.85m)

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

Bathroom 8'5 x 5'6 (2.57m x 1.68m)

Bath with fitted shower screen and mains shower. low flush wc and hand wash basin. Tiling to water sensitive wall areas, vinyl flooring, UPVC window to side aspect and extractor fan.

Outside

to the front and side of the property there is a low maintenance slate chipped area and allocated parking. To the rear is a generously sized rear garden laid mainly to lawn but with paved patio and decked area with gate access to the front of the property.

Tenure

The property is Freehold

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC

EPC rating B

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.

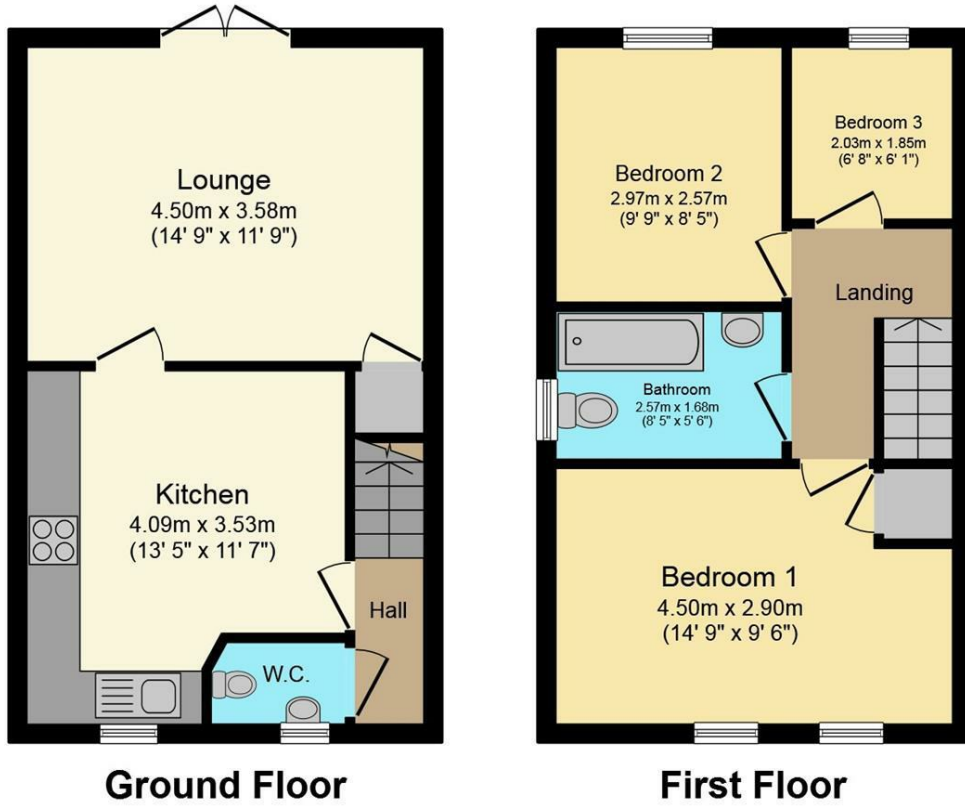
Free Market Appraisals/Valuations

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.

Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

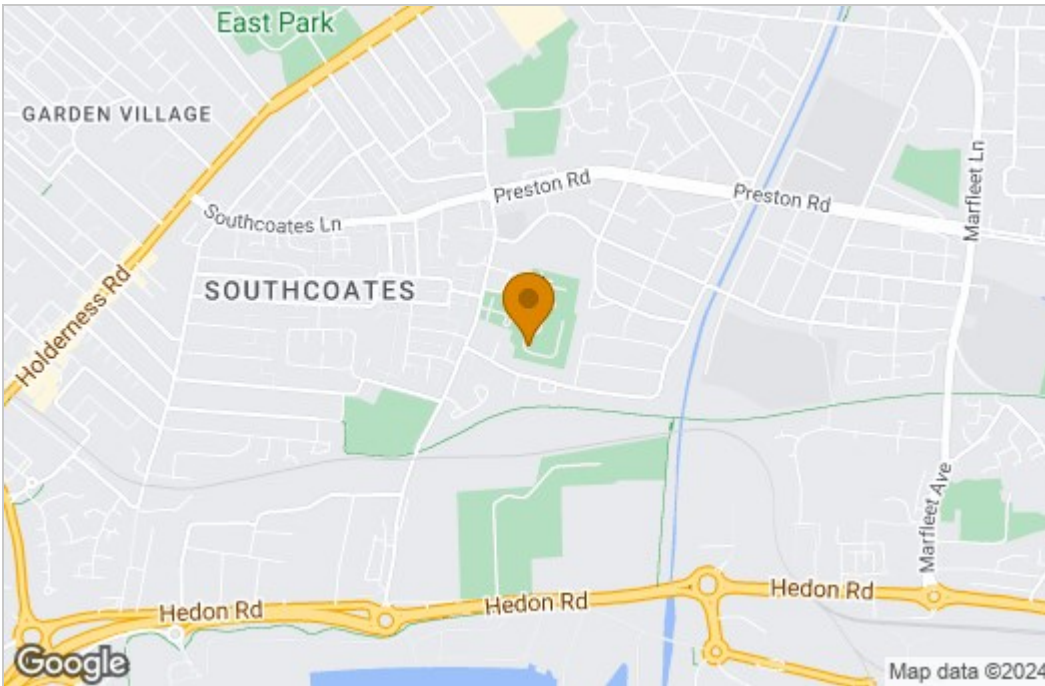
Floor Plan



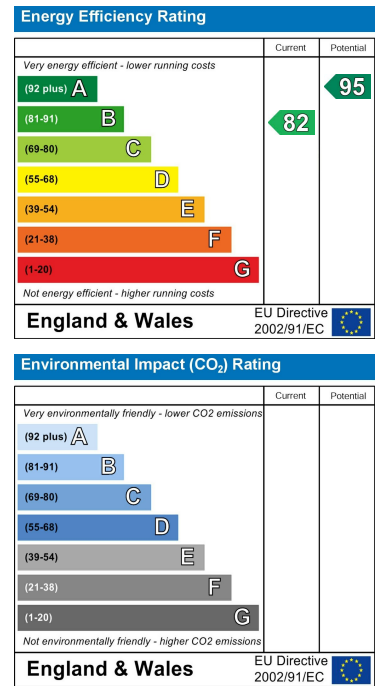
Total floor area 69.1 m² (743 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.

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