

Whitakers

Estate Agents



25 Ceylon Street, Hull, HU9 5RD

Asking Price £110,000

Whitakers are delighted to bring this very well presented Bay fronted end of terrace property situated in the Marfleet area of East Hull to the market, being sold with NO ONWARD CHAIN.

Having recently been improved and re-decorated by the current owners, the property is in close proximity to Marfleet Primary Academy / School, Fenner's Recreation Ground and local shopping facilities together with easy access to Hedon Road.

The accommodation briefly comprises: entrance hall, open plan living / dining / kitchen and bathroom to the ground floor with three bedrooms to the first floor. There are enclosed courtyard gardens to both the front and rear.

The property benefits from having UPVC double glazing, gas fired central heating and would be an ideal First purchase or Investment

Council Tax Band 'A'.

The Accommodation Comprises

Front External



Ground Floor

Entrance Hall



An external Upvc entrance door with two frosted and patterned double glazed panel inserts and a frosted double glazed top-light leads into the entrance hall. Having a central heating radiator and where a flight of stairs lead to the first floor accommodation.

Open Plan Living / Dining / Kitchen



Dining Area 12'3" x 11'11" (3.75m x 3.65m)



Having recessed spotlighting and coving to the ceiling, a wood effect laminate finish to the floor, a fitted breakfast bar with a wood effect laminate top and Upvc double glazed 'French' doors leading onto the rear courtyard garden.

Lounge 11'10" x 9'9" (not into bay window) (3.61m x 2.99m (not into bay window))



Having a marble effect hearth to the chimney breast, carpeted flooring, a central heating radiator, coving to the ceiling and a Upvc double glazed bay window to the front elevation.

Kitchen Area 9'9" x 9'8" (to 6'7") (2.98m x 2.96m (to 2.01m))



Having a range of fitted units in a high gloss finish in cream with steel effect fittings comprising: wall mounted eye-level units, bottle storage, drawers and base units with a complementary fitted wood effect worksurface over which incorporates a stainless steel one and a half bowl sink and drainer unit with mixer tap. There is an integrated 'AEG' eye-level double oven, an integrated 'Candy' halogen hob with a stainless steel extractor canopy hood above, plumbing for an automatic washing machine and dishwasher, space for a condenser tumble dryer, a wall mounted extractor fan unit, an obscured double glazed Upvc window to the side elevation, recessed lighting to the kickboards, recessed spotlighting to the ceiling, a wood effect laminate finish to the floor and an understairs recess which houses the gas and electric meters.

Bathroom 7'8" x 5'10" (2.34m x 1.78m)



Being fitted with a three piece suite in white comprising: a curved shower bath with mixer tap and a fitted curved glazed side screen, a pedestal wash basin and a low level W.C. suite with button push flush. There is a central heating radiator, an extractor fan unit, a tile effect waterproof boarding to the walls and a tile effect vinyl finish to the floor.

First Floor Accommodation

Landing



Having a loft hatch access to the ceiling.

Bedroom One 15'1" (maximum) x 9'10" (4.62m (maximum) x 3.00m)



Having a central heating radiator and a Upvc double glazed window to the front elevation.

Bedroom Two 12'0" x 9'10" (3.67m x 3.01m)



Having a range of fitted furniture comprising: wardrobes with cupboards above and a vanity recess area with fitted drawers beneath. A further fitted cupboard houses the 'Worcester' boiler. There is a central heating radiator and a Upvc double glazed window to the rear elevation.

Bedroom Three 9'8" x 6'8" (2.97m x 2.04m)



Having a central heating radiator and a Upvc double glazed window to the rear elevation.

External



There is a foregarden with wrought iron fencing to the boundaries and an enclosed rear courtyard garden.

Tenure

The Tenure of this property is Freehold.

Council Tax Band

Council Tax Band 'A'.

Local Authority - Kingston-upon-Hull

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.

Agents Notes

Services, fittings & equipment referred to in these sale 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.

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.

Whitakers Estate Agent Declaration

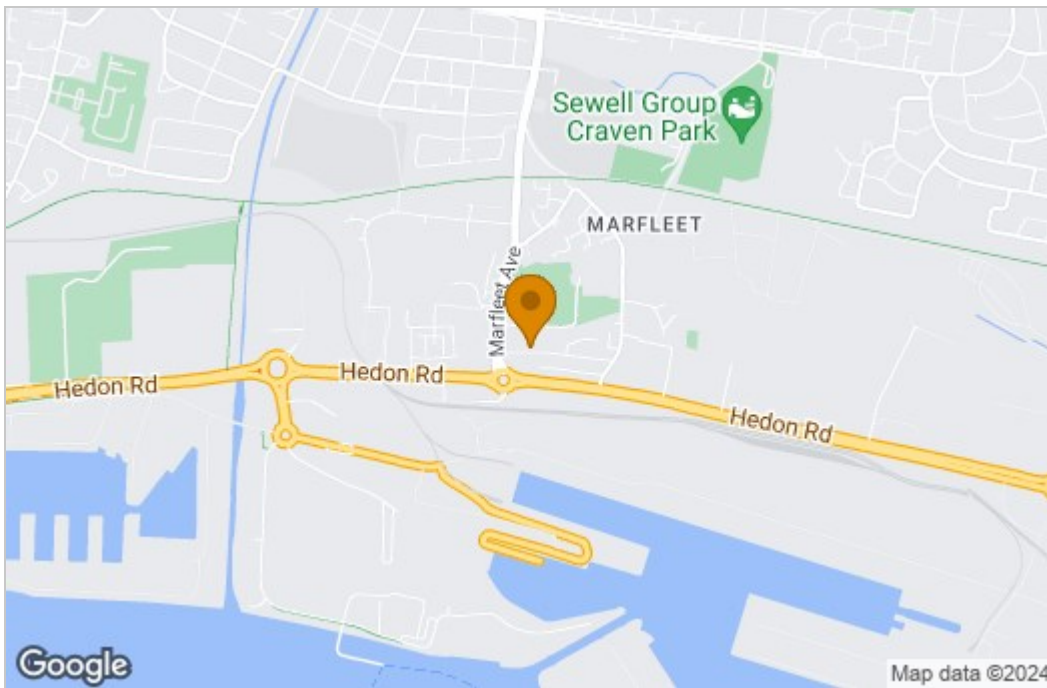
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Floor Plan

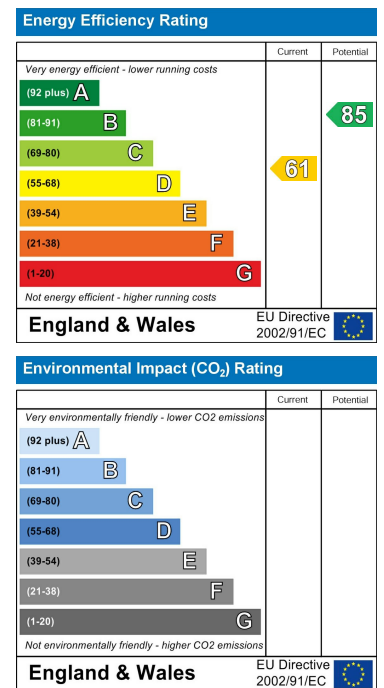


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.