

# Whitakers

Estate Agents



**6 Felbridge Close, Hull, HU9 5BL**

**Offers In The Region Of £95,000**

\*\*\*recently reduced, don't miss out\*\*\* Ideally suited to a first time buyer or investor, This mid terrace is well presented throughout and boasts spacious off street parking.

The accommodation briefly comprises entrance hall, lounge and dining area, fitted breakfast kitchen extending to a small "sun room" , two bedrooms of good proportion which are both fitted and a bathroom with a separate wc.. Having gas central heating to radiators and double glazing, the property also enjoys a pleasant rear garden and appointments to view are encouraged.

### Entrance Hall

Attractive laminate flooring, Staircase off, useful under stairs storage cupboard and a radiator.

Lounge 10'11" x 11'5" (3.35 x 3.50)



Window to the front aspect, feature fire surround with a marble plinth suitable for ornaments and a television which incorporates an inset coal effect gas fire and there is a radiator. Opens to:

Dining Area 9'8" x 9'0" (2.95 x 2.75)

Patio Doors giving access to the rear garden and there is a radiator.

Breakfast Kitchen 14'5" x 8'8" (4.40 x 2.65)



A range of fitted floor and wall units with contrasting preparation surfaces having an inset one and a half bowl sink unit with mixer tap. Windows to two aspects, partially tiled walls, laminate flooring, a radiator and plumbing for an automatic washing machine.

Sun Room 6'10" x 4'7" (2.10 x 1.40)



A pleasant seating area, with a tiled floor, a

radiator and Patio Doors giving access to the rear garden.

Bedroom One 15'1" x 9'6" (4.60 x 2.90)



Two windows to the front aspect,, a radiator and there is an extensive range of attractive fitted wardrobes, over head cupboards, drawers and bedside cabinets. There is also a built in storage cupboard.

Bedroom Two 10'11" x 9'1" (3.34 x 2.77)



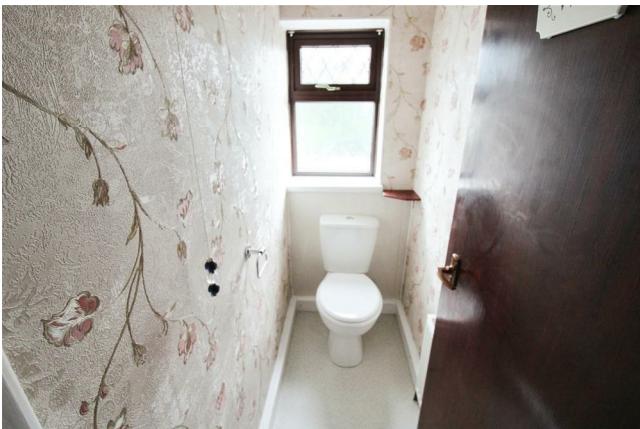
Window to the rear aspect, a radiator and there are fitted wardrobes with sliding doors

Bathroom



A suite with panelled bath, wash hand basin, partially tiled walls, a radiator and there is a plumbed shower unit over the bath

## Separate WC



A white, dual flush low level unit.

## Garden



To the rear of the property is a pleasant enclosed garden which is laid mainly to paved patio with well stocked flower and shrub beds and there is a garden shed.

## Off Street Car Parking

To the front of the property there are off street parking amenities via a "dropped kerb"

## Council Tax

Hull City Council - Band A

## Tenure

### 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 - not applicable

Flood Risk - Low

Mobile Coverage/Signal - EE, Vodafone, Three and O2

Broadband - Basic 11 Mbps and Ultrafast 1000 Mbps

Coastal Erosion - Not applicable

Coalfield or Mining Area - Not applicable

Planning - Not applicable

## Whitakers Estate Agent Declaration:

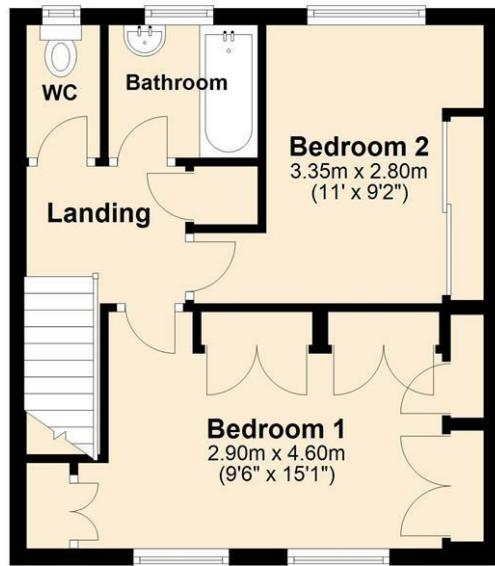
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## Floor Plan

### Ground Floor

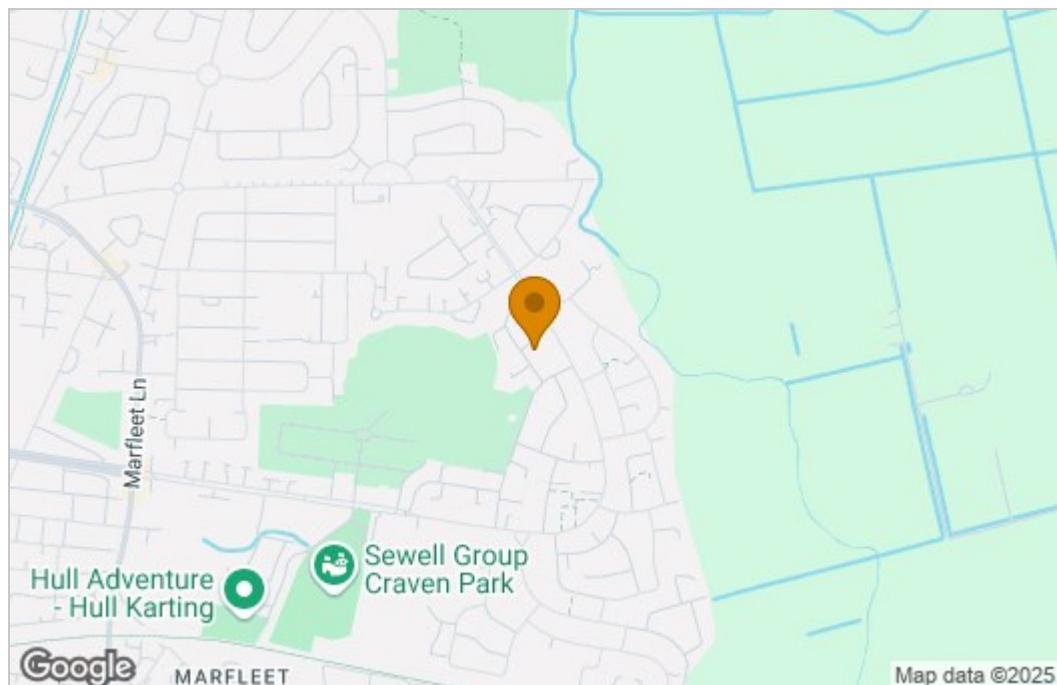


### First Floor

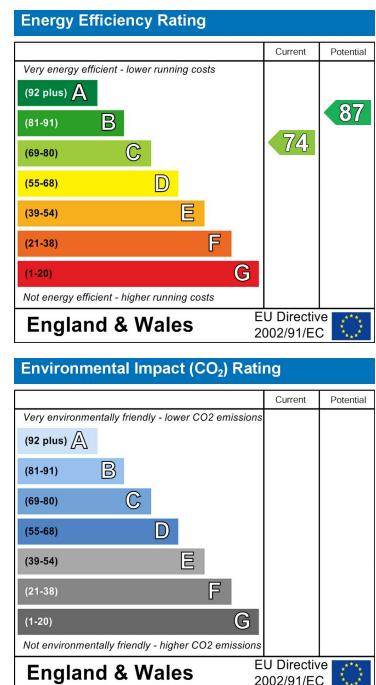


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

### Area Map



### Energy Efficiency Graph



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