

Whitakers

Estate Agents



6 Crayford Close, Hull, HU9 5JL

Offers Around £82,000

This 2 bedroomed terraced property is available to purchase with NO ONWARD CHAIN!

The property is currently configured to a 3 bedroom property (not to regulations) and offers a discerning purchaser the opportunity to put their own stamp on a well proportioned property in a popular and sought after area.

Well situated for local shops and amenities, the property briefly comprises; entrance hallway, lounge and dining kitchen to the ground floor whilst there are 2 double bedrooms (the main bedroom being partitioned to create a third room) and a family bathroom to the first floor.

Also benefiting from an enclosed rear garden, gas central heating and UPVC glazing, the property will appeal to first time buyers and investors alike, hence early viewing is recommended.

The Accommodation Comprises

Entrance Hallway



UPVC door into entrance hallway with carpeted flooring and central heating radiator

Lounge 11,10 x 15'7 (3.35m,3.05m x 4.75m)



UPVC window to front aspect, laminate flooring and wall mounted electric fire.

Kitchen/Diner 8'9 x 18'5 (2.67m x 5.61m)



Fitted wall and base units with contrasting work surfaces, 4 ring gas hob and electric oven below. Stainless steel sink and plumbing for automatic washing machine, seating area and UPVC door and window to rear.

First Floor Landing



Stairs to first floor landing with loft access hatch.

Bedroom One 18'2 x 9'7



Currently configured as 2 bedrooms but not to regulations with UPVC windows to front aspect and central heating radiator

Bedroom Two 11'3 x 9'8 (3.43m x 2.95m)



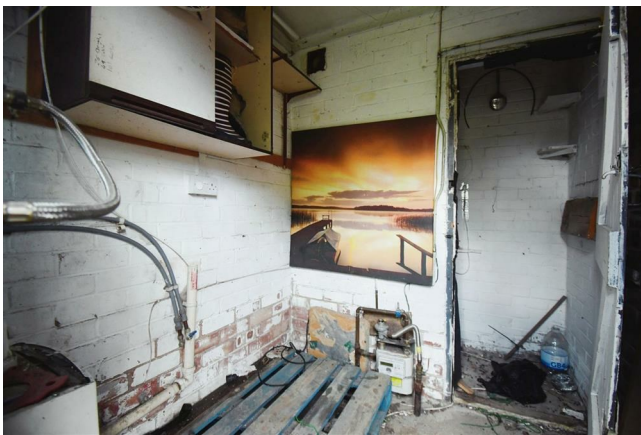
UPVC window to rear aspect and central heating radiator.

Bathroom 8'5 x 5'4 (2.57m x 1.63m)



Bath with shower over and fitted screen, low flush wc and hand wash basin. Central heating radiator and two UPVC windows to rear aspect.

Storage area



Accessed via door from the rear garden.

Outside



To the front of the property is a gravelled garden and passage access to rear. To the rear is an enclosed garden with fencing to perimeters and access to the store room adjacent to the kitchen.

Tenure

The property is Freehold

Council Tax
Council Tax band A
Kingston upon Hull City Council

EPC

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 - None

Flood Risk - Low

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

Broadband - Basic 2Mbps and Ultrafast 1000 mbps

Coastal Erosion - Not applicable

Coalfield or Mining Area - not applicable

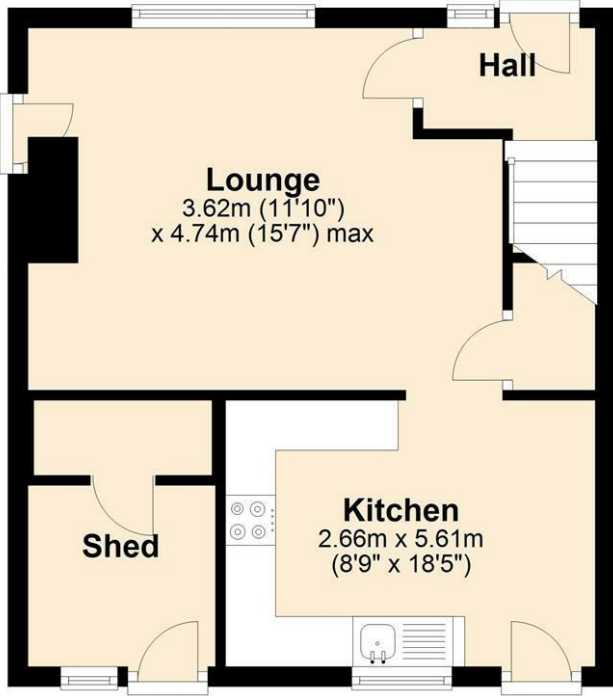
Planning - No

Whitakers Estate Agent Declaration:

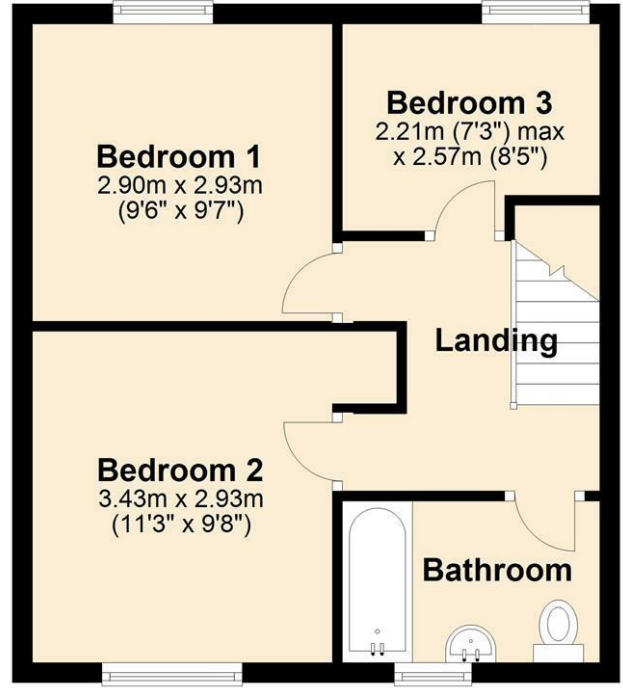
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Floor Plan

Ground Floor

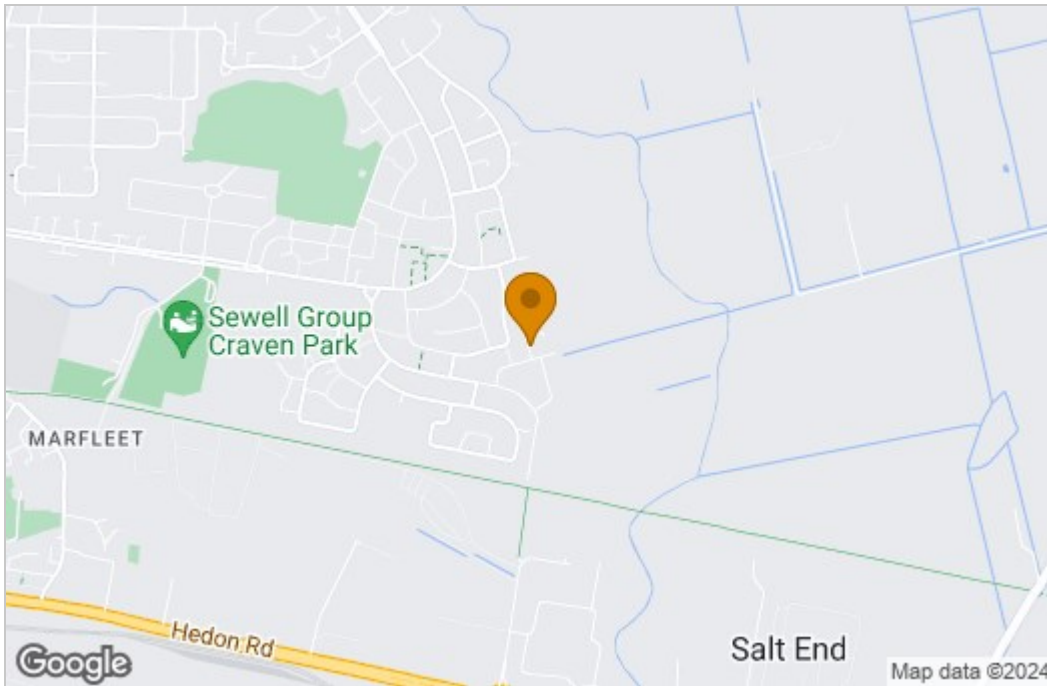


First Floor

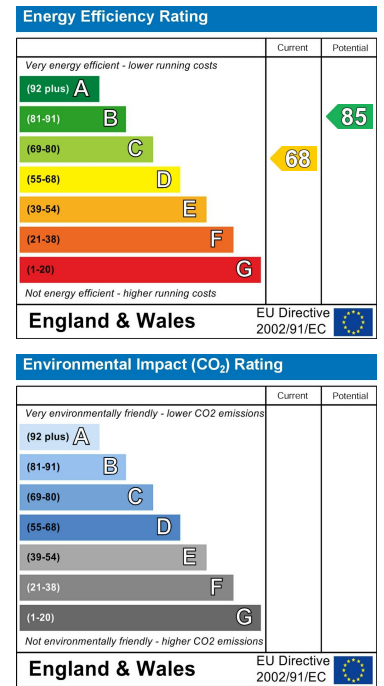


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.