

Whitakers

Estate Agents



4 Colman Crescent, Hull, HU8 8AN

Offers Over £185,000

Whitakers are delighted to bring this Stunning modern 3 bedroom semi detached property to the market.

Constructed in 2015 and immaculately presented throughout, the property is well situated on peaceful Liberty Green, just off Chamberlain Road and offers spacious family accommodation in "move-in" condition!

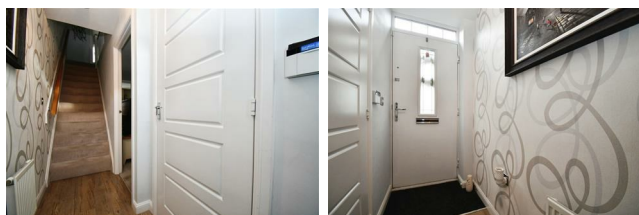
Having been immaculately maintained by the current owners, the property is well placed for local shops and amenities together with highly regarded Primary and Secondary Schools, as well as enjoying excellent transport links into and around the City.

Briefly comprising; entrance hallway, downstairs cloakroom, lounge and modern dining kitchen to the ground floor, to the first floor there are 3 bedrooms all with fitted wardrobes plus the master being en-suite, together with a family bathroom.

Having the additional benefit of a private rear garden and garage with driveway parking together with gas central heating and uPVC glazing throughout, internal viewing is strongly recommended!

The Accommodation Comprises

Entrance Hallway



Composite door into entrance hallway with Karndean flooring, central heating radiator and stairs leading to first floor. Internal doors into lounge and downstairs cloakroom.

Downstairs Cloakroom



With low flush wc, corner hand wash basin, central heating radiator and extractor fan.

Lounge 16'3 x 11'9 max (4.95m x 3.58m max)



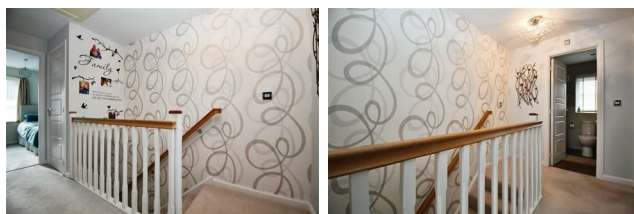
With uPVC window to front aspect, carpeted flooring and central heating radiator.

Dining Kitchen 10'6 x 15'1 (3.20m x 4.60m)



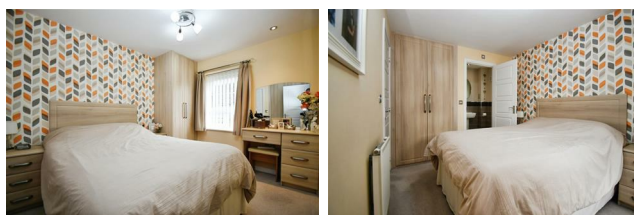
The spacious Dining Kitchen is fitted with a range of cream shaker style wall and base units with contrasting work surfaces and splashbacks. 4 ring gas hob with extractor over and electric fan oven below, stainless steel sink/drainers with mixer taps over, integrated fridge freezer, automatic washing machine and slimline dishwasher. Karndean flooring throughout with ample space for family dining, central heating radiator, under stair cupboard and uPVC window and French Doors into rear garden.

First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring, built in storage cupboard, radiator and loft access hatch.

Bedroom One 11'9 x 8'6 (3.58m x 2.59m)



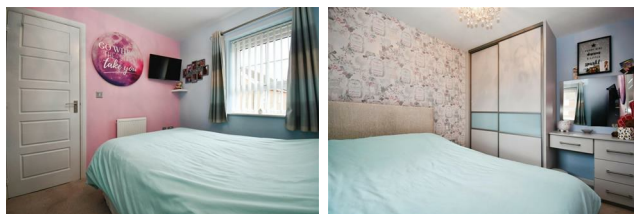
With uPVC window to front aspect, fitted wardrobes, carpeted flooring and central heating radiator. Door leads into.....

En-suite 4'6 x 8'6 max (1.37m x 2.59m max)



Spacious en-suite comprising tiled double shower cubicle with wall mounted electric shower, low flush wc and hand wash basin. Chrome heated towel rail, half height wall tiling, vinyl flooring, extractor fan and uPVC window to side aspect.

Bedroom Two 10'3 x 8'6 (3.12m x 2.59m)



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

Bedroom Three 9'9 x 6'3 (2.97m x 1.91m)



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

Bathroom 5'7 x 6'3 (1.70m x 1.91m)



White suite comprising panel bath with mixer taps, low flush wc and hand wash basin. Heated chrome towel rail, vinyl flooring, half height wall tiling, extractor fan and uPVC window to rear aspect.

Outside



To the front of the property is a small artificial lawn and paving whilst the rear garden is also laid mainly to artificial turf for ease of maintenance with paved patio area, perimeter fencing and side gate access.

Garage

The single garage is located to the rear of the property with up and over door and allocated parking to the front.

Tenure

We believe the property to be freehold however we understand there to be a charge of around £120 per annum for upkeep of common green areas which should be confirmed via Vendors Solicitors.

Council Tax

Council Tax band C

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.

Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Medium

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

Broadband - Basic 5 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

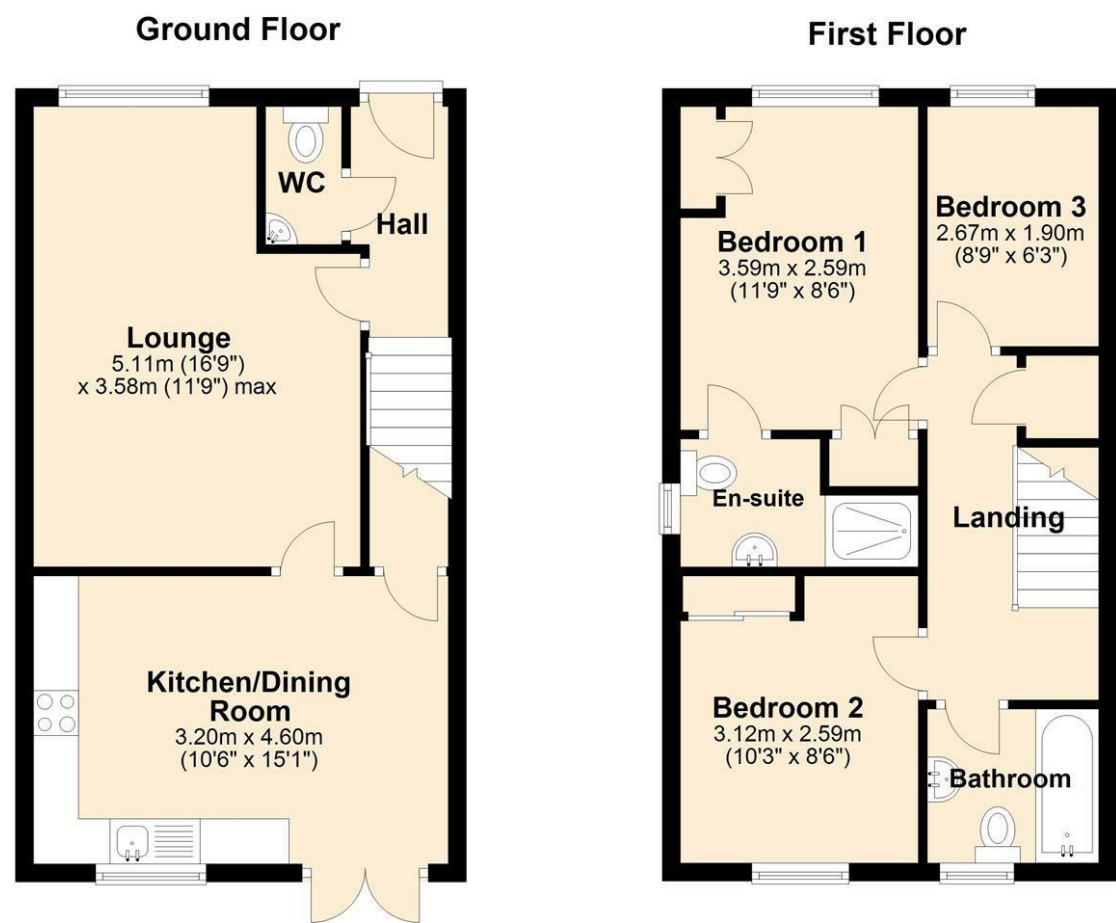
Coalfield or Mining Area - No

Planning - None

Whitakers Estate Agent Declaration:

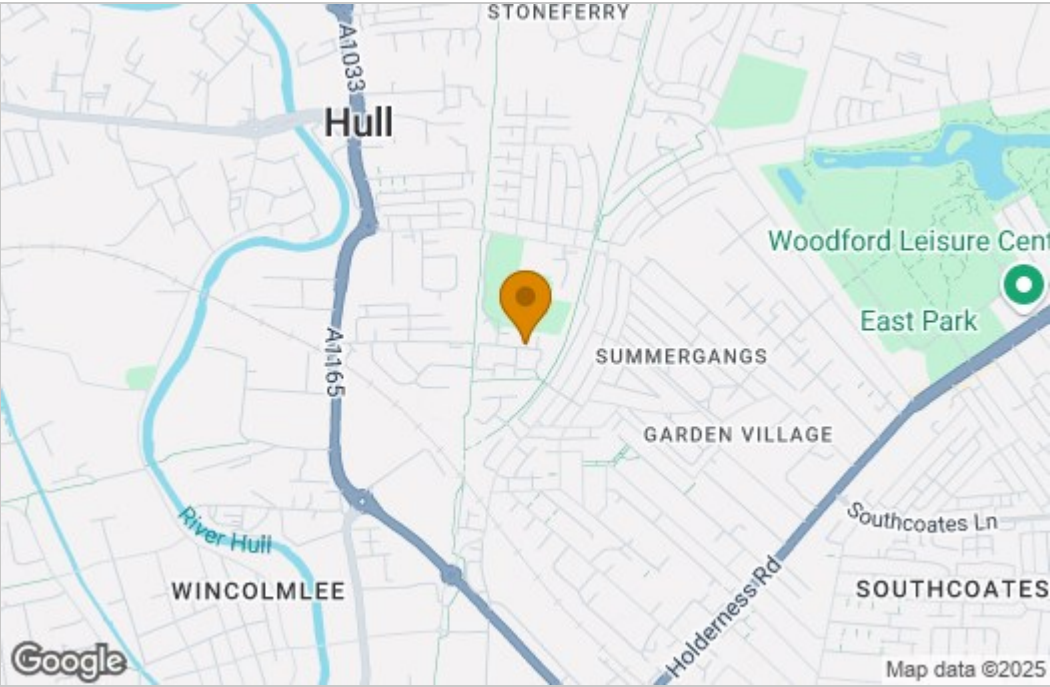
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Floor Plan

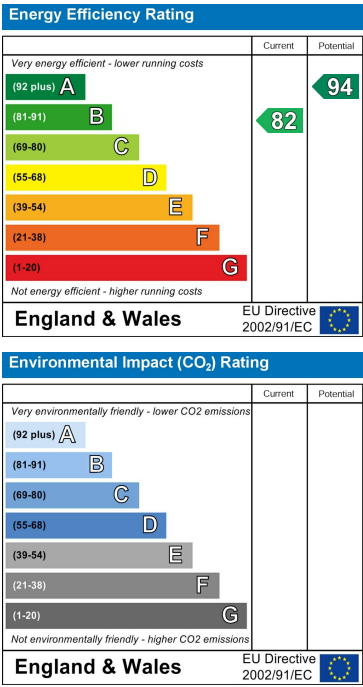


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.