

Whitakers

Estate Agents



3 Church Close, Hull, HU10 7DF

£195,000

** NO ONWARD CHAIN **

This charming three-bedroom semi-detached property is comfortably nestled in a private cul-de-sac within the heart of the Anlaby village which is renowned for its close proximity to an abundance of local amenities / leisure facilities including shops and shopping parks, eating facilities and the Haltemprice Leisure Center with accompanying playing fields. Highly accessible transport links – also close at hand – provide routes to the Hull city centre and surrounding villages.

Briefly comprising entrance hall, spacious lounge with dining area and fitted kitchen to the ground floor, the first floor boasts three good bedrooms with fitted wardrobes and a bathroom suite furnished with a three-piece suite.

Externally to the front there is a low maintenance garden which accommodates off-street parking for multiple cars and leads to the detached brick-built garage accessed via an up and over door and benefits from connection to lighting and power. A side gate opens to the enclosed rear garden: mainly laid to lawn with well stocked / slate chipping borders, a patio seating area and having access to a recently installed wooden storage shed.

The Accommodation Comprises

Ground Floor

Entrance Hall

UPVC double glazed door with side window, central heating radiator and carpeted flooring.

Lounge 14'7" x 13'8" (4.47m x 4.19m)



UPVC double glazed bay window, central heating radiator, fireplace with brick surround / marbled hearth and carpeted flooring.

Dining Area 9'0" x 7'11" (2.75m x 2.43m)

UPVC double glazed radiator doors leading to the rear external, central heating radiator, under stairs storage cupboard and carpeted flooring.

Kitchen 9'0" x 8'2" (2.75m x 2.50m)



UPVC double glazed door leading to the rear external, UPVC double glazed window, tiled flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap gas cooker with extractor hood above, integrated oven / grill and plumbed for an automatic washing machine.

First Floor

Landing

With access to the fully boarded loft hatch and carpeted flooring. Leading to:

Bedroom One 13'4" x 9'9" (4.08m x 2.98m)



Two UPVC double glazed windows, central heating radiator, two built in wardrobes and carpeted flooring.

Bedroom Two 8'7" x 9'9" (2.62m x 2.98m)



UPVC double glazed window, central heating radiator, built in wardrobe and carpeted flooring.

Bedroom Three 8'11" x 6'3" (2.74m x 1.93m)



UPVC double glazed window, central heating radiator, built in wardrobe and carpeted flooring.

Bathroom 6'3" x 5'4" (1.91m x 1.63)



UPVC double glazed window, central heating radiator, fully tiled and fitted with a three piece suite comprising panelled bath with mixer tap / electric shower, vanity sink with mixer taps and low flush W.C.

External



To the front there is a low maintenance garden which accommodates off-street parking for multiple cars and leads to the detached brick-built garage accessed via an up and over door and benefits from connection to lighting and power. A side gate opens to the enclosed rear garden: mainly laid to lawn with well stocked / slate chipping borders, a patio seating area and having access to a recently installed wooden storage shed.

Tenure

Freehold

Council Tax Band

Council Tax band - C

Local Authority - East Riding Of Yorkshire

EPC Rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 8 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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 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.

Free Market Appraisals / Valuations

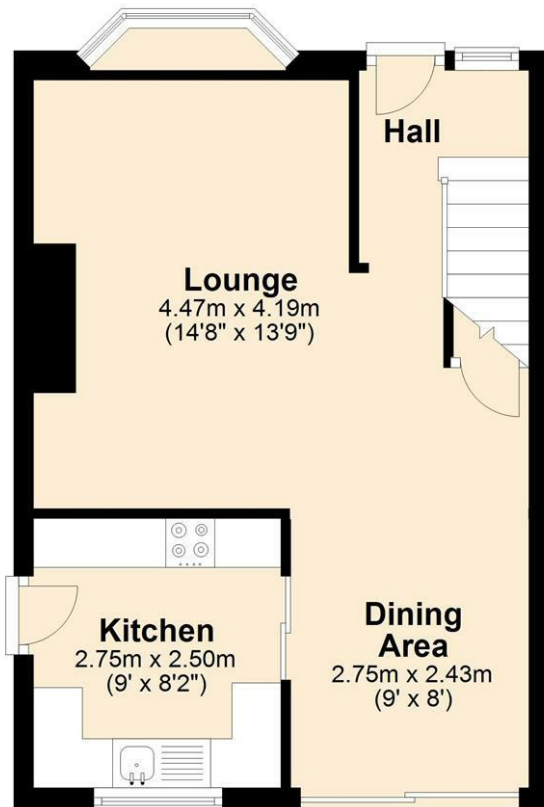
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

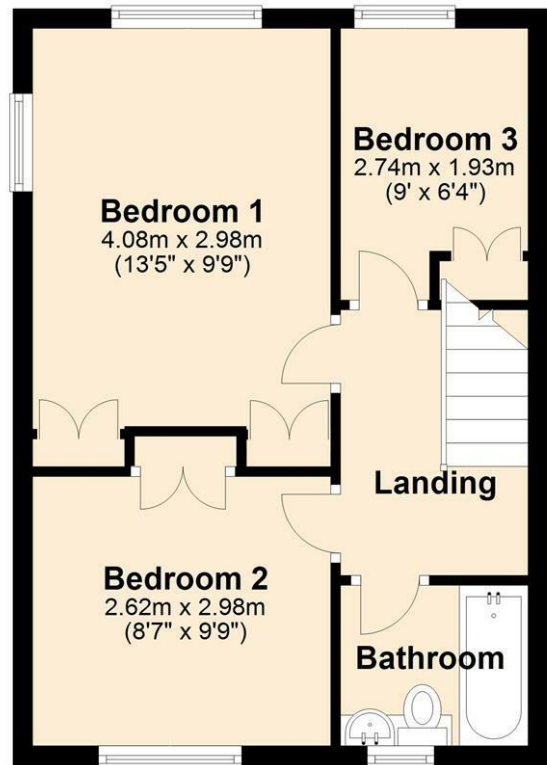
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Floor Plan

Ground Floor



First Floor

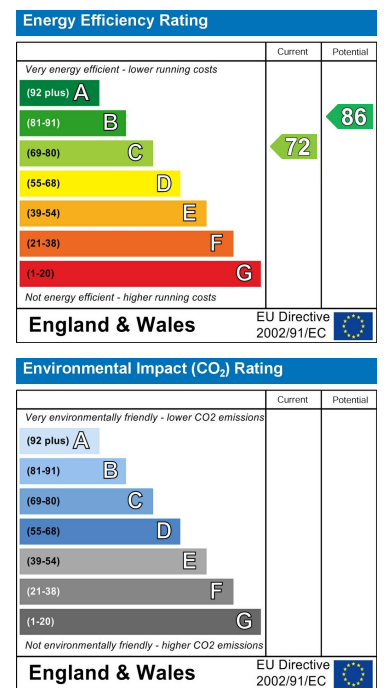


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.