

# Whitakers

Estate Agents



## 5 Celandine Close

, Hull, HU5 5GA

£257,500





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The accommodation comprises

## Front external

Externally to the front aspect the plot is paved to accommodate off-street parking and leads to the integral garage. There is a gravelled area to the left with a lawned section that follows down the side of the boundary, and there is a gate to the right that opens to the back of the property.

## Ground floor

### Entrance hall

Composite entrance door, UPVC double glazed window, central heating radiator, personal door to the integral garage and laminate flooring.

### Lounge / dining room

22'9" x 10'5" (6.94 x 3.18 )

UPVC double glazed French doors to the conservatory, two UPVC double glazed bow windows, central heating radiator, fireplace with marbled insert and surround and laminate flooring.

### Inner hallway

With fixed staircase to the first floor and carpeted flooring. Incorporating a cloakroom furnished with a two-piece suite.

### Kitchen / breakfast room

17'7" x 9'2" (5.38 x 2.80 )

UPVC double glazed door to the rear garden, UPVC double glazed window, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, granite worktops with upstand above, sink with mixer tap and a range of integrated appliances including : oven with hob and extractor hood above, fridge-freezer and washing machine.

## Conservatory

14'9" x 8'9" (4.50 x 2.67 )

UPVC double glazed throughout with French doors opening to the rear garden, central heating radiator and laminate flooring.

## First floor

### Landing

With access to the loft hatch, UPVC double glazed window, built-in storage cupboard and carpeted flooring. Leading to :

### Bedroom one

13'10" x 9'11" maximum (4.22 x 3.03 maximum )

UPVC double glazed window, central heating radiator, fitted wardrobes and laminate flooring.

### Bedroom two

8'7" x 9'11" maximum (2.64 x 3.04 maximum )

UPVC double glazed window, central heating radiator, fitted wardrobe and laminate flooring.

### Bedroom three

7'11" x 8'6" (2.43 x 2.61 )

UPVC double glazed window, central heating radiator and laminate flooring.

## Bathroom

UPVC double glazed window, central heating radiator, fully tiled and furnished with a four-piece suite comprising panelled bath with mixer tap, walk-in enclosure with mixer shower, wash basin with mixer tap and low flush W.C.

## Rear external

The enclosed rear garden has a lawned inner segment with block paving to the surround and complimented with a wooden decking seating area. The residence also benefits from having an outside tap and power socket.

Tel: 01482 657657

### Tenure

The property is held under Freehold tenureship

### EPC rating

EPC rating - TBC

### Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030451000502

Council Tax band - C

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Ultrafast 10000 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

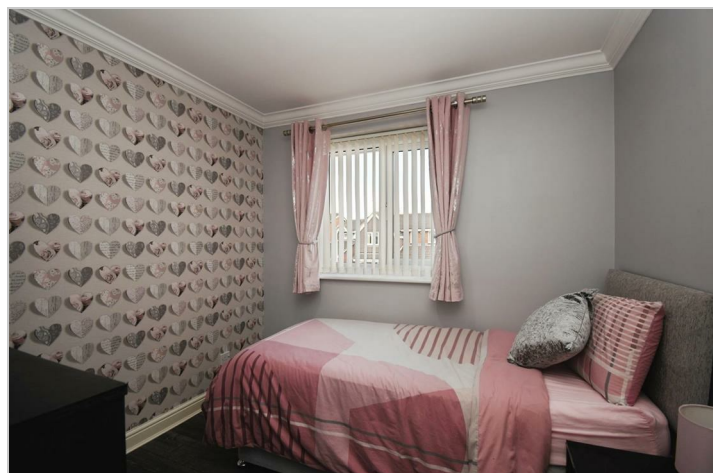
Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

### 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

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.





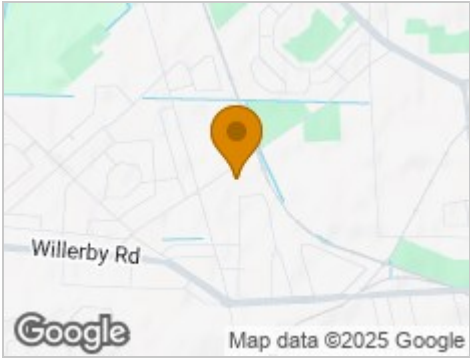
Road Map



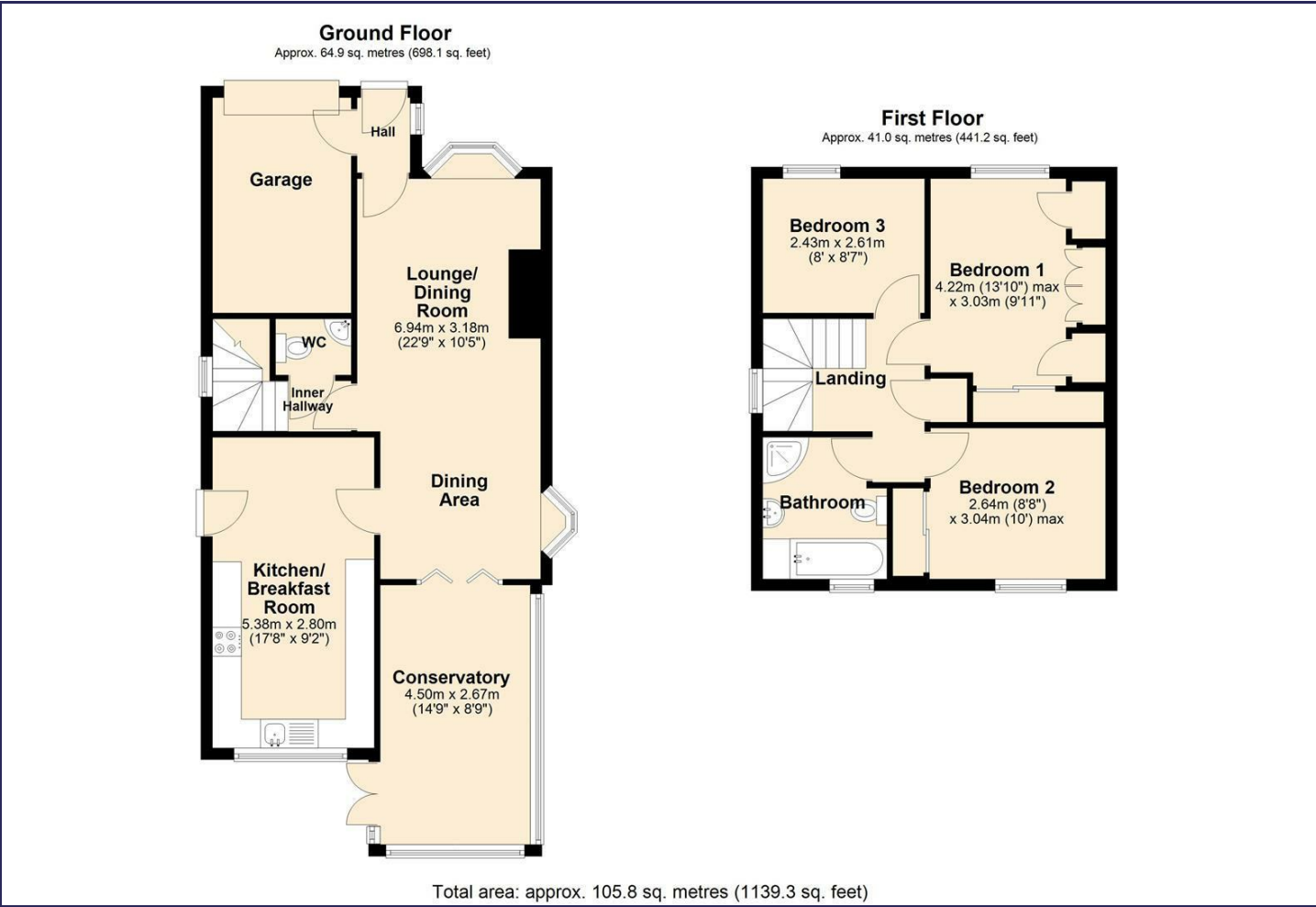
Hybrid Map



Terrain Map



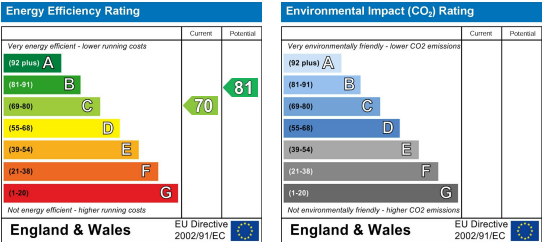
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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