

Whitakers

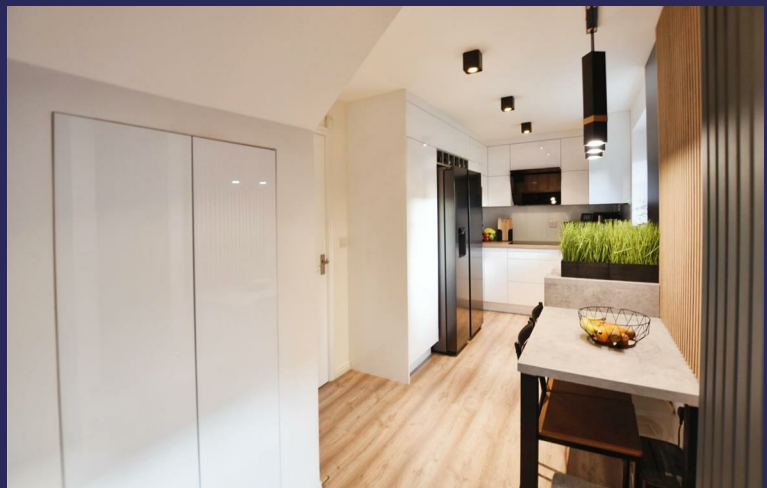
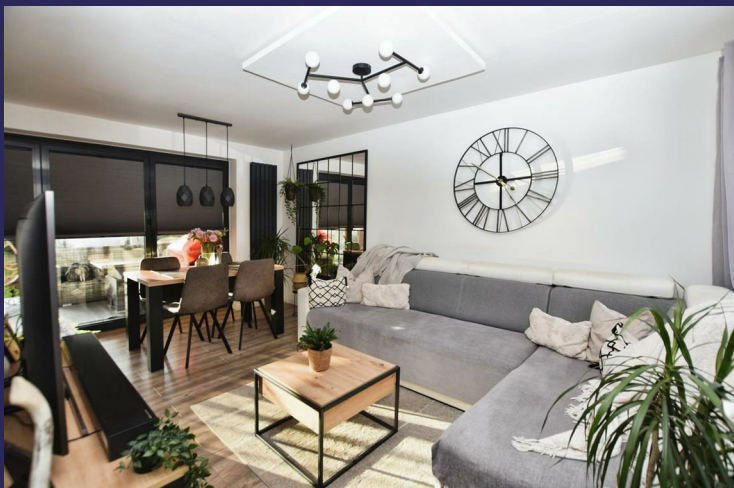
Estate Agents



16 St. Anthony's Close

, Hull, HU6 7FE

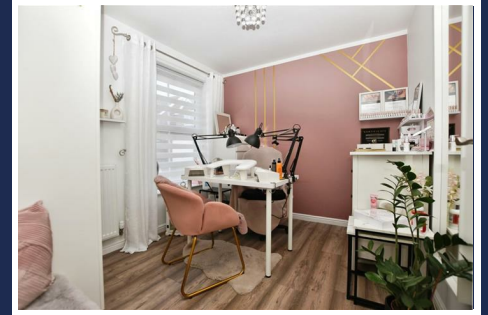
£265,000



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Accommodation Comprises

Entrance

Composite double glazed front door.

Hallway

Laminate flooring and vertical radiator.

WC / Cloakroom

UPVC double glazed window, low flush w/c, vanity sink unit, vertical radiator and laminate flooring.

Lounge / Diner

15'10 x 9'11 (4.83m x 3.02m)

UPVC double glazed window and double glazed Bi Folding doors. Laminate flooring and two vertical radiators.

Kitchen

13' x 7' (3.96m x 2.13m)

UPVC double glazed window, a range of base, wall and drawer units with work tops above. Integrated oven and hob with extractor hood over, microwave and sink unit with mixer tap.

Sitting Room

9'7 x 8'5 (2.92m x 2.57m)

UPVC double glazed window, laminate flooring and radiator.

First Floor Landing

UPVC double glazed window and laminate flooring.

Bedroom One

12'10 x 9'1 (3.91m x 2.77m)

UPVC double glazed window, laminate flooring and radiator.

En suite

UPVC double glazed window, walk in enclosed mixer shower, vanity sink unit, radiator and tiled walls and floor.

Bedroom Two

9'11 x 9'2 (3.02m x 2.79m)

UPVC double glazed, storage cupboard, loft hatch, radiator and laminate flooring.

Bedroom Three

7'1 x 6'6 (2.16m x 1.98m)

UPVC double glazed window, laminate flooring and radiator.

Bathroom

UPVC double glazed window, panelled bath with mixer shower, vanity sink unit and low flush WC.

Externally

Externally to the front of the property is a low maintenance garden with side drive leading to the garage. The rear garden is enclosed to the boundary, mainly laid to lawn with well stocked mature borders and raised decking seating area with wooden pergola to enjoy the sun in the warmer months.

Tenure

The property is freehold.

Council Tax

Council Tax Band D.

Material Information

Construction - Standard
Conservation Area - No

Tel: 01482 657657

Flood Risk - Low

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

Broadband - Basic 17 Mbps / Ultrafast 1500 Mbps

Coastal Erosion - N/A

Additional products and services

Whitakers 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.

Disclaimer

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.

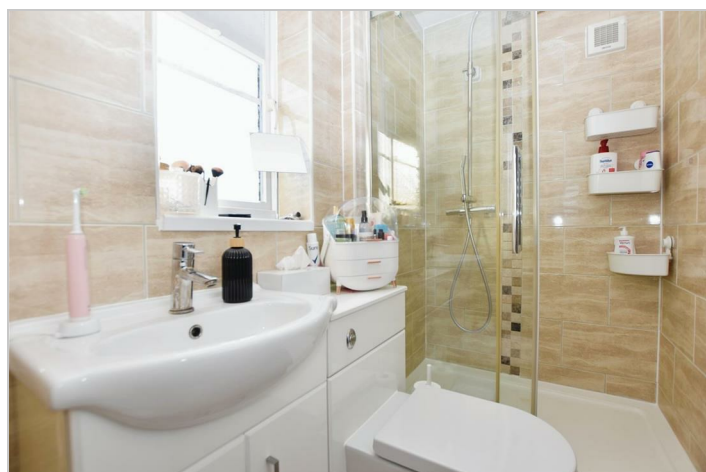
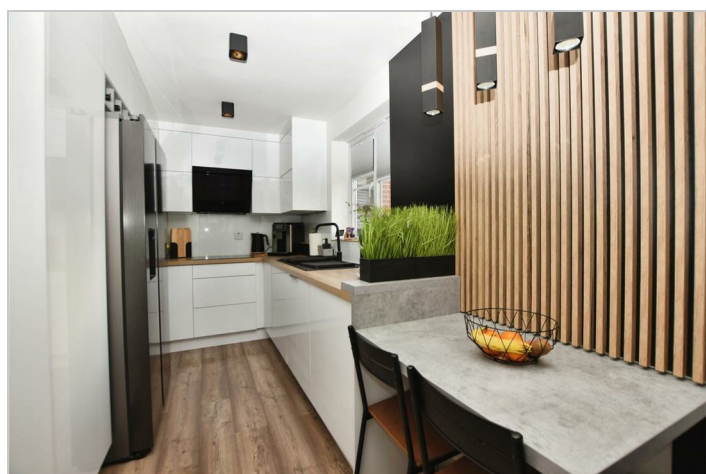
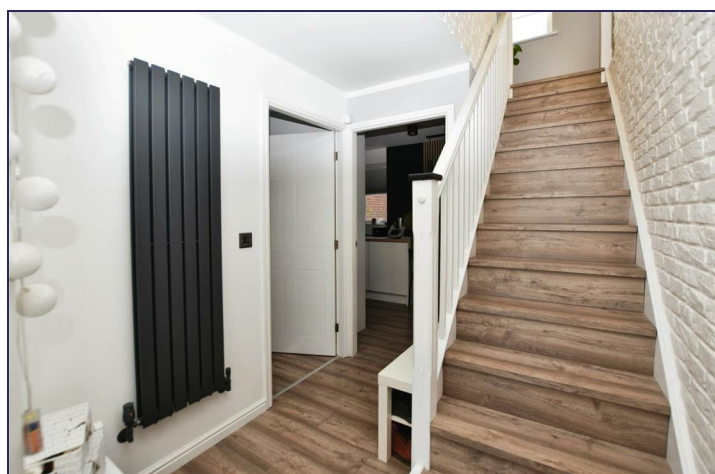
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Sales valuations

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.



Road Map



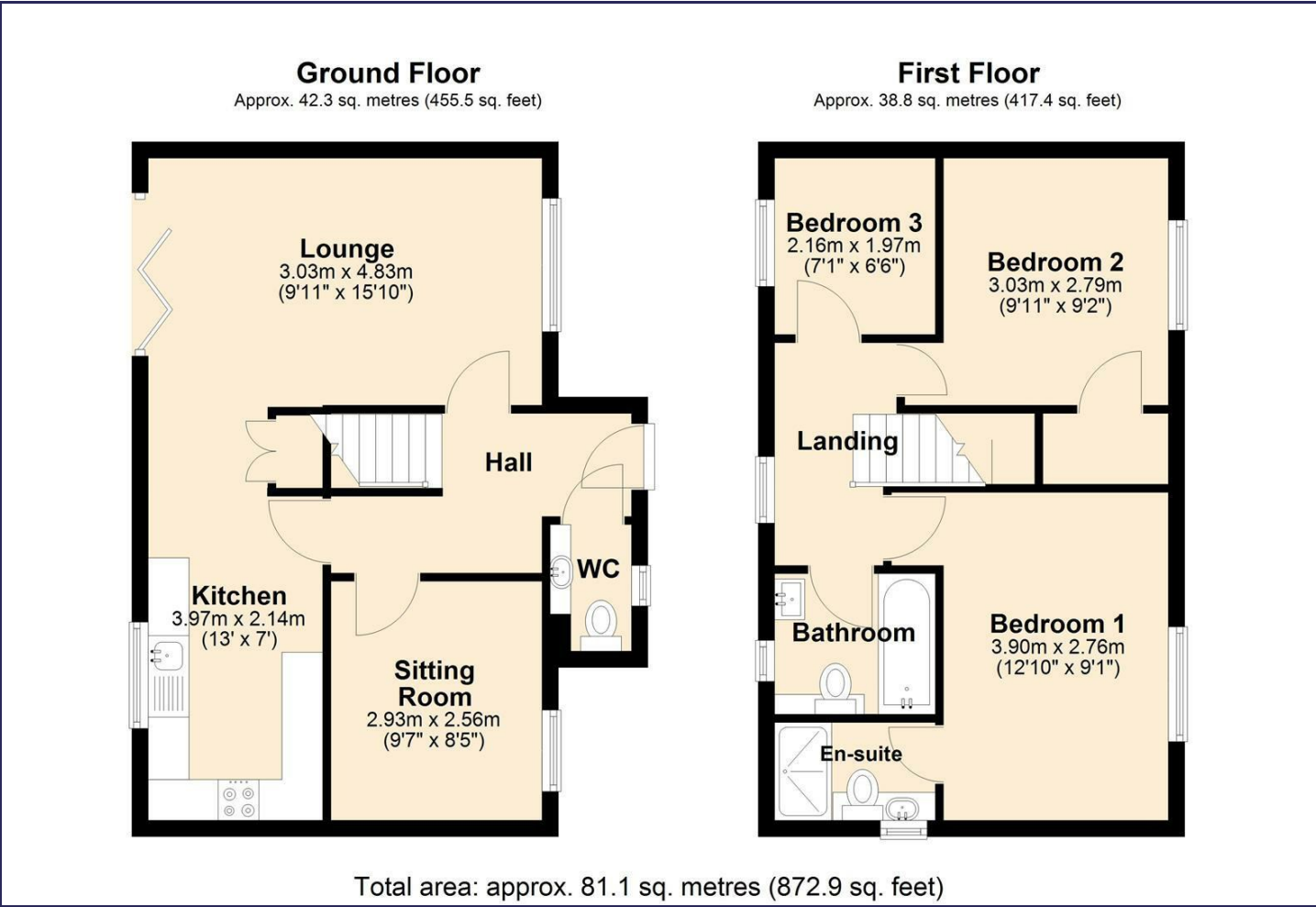
Hybrid Map



Terrain Map



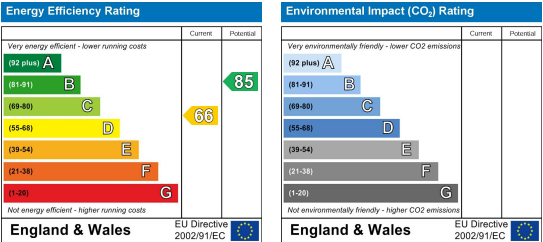
Floor Plan



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



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.