

Whitakers

Estate Agents



41 Oak Tree Estate, Hull, HU12 8UX

Reduced To £150,000

Three bedroom semi-detached property situated in a pleasant residential location overlooking an open green area.

The accommodation briefly comprises: entrance hall, lounge, fitted dining kitchen, rear lobby and separate W.C. to the ground floor with three bedrooms - two of which are double in size, and a fitted shower room to the first floor.

There are enclosed gardens which are predominantly laid to lawn and a brick built outbuilding within the rear garden.

The property benefits from having Upvc double glazing and gas fired central heating.

Council Tax Band 'A'.

The Accommodation Comprises

Front External



Ground Floor

Entrance Hall

An external Upvc entrance door with an obscured double glazed panel insert leads into the entrance hall. Having a central heating radiator, coving to the ceiling and where a flight of stairs lead to the first floor accommodation, beneath which there is a built-in understairs storage cupboard which houses the gas and electric meters and consumer unit.

Lounge 14'9" x 10'6" (4.51m x 3.22m)



The focal point of the room being the feature fireplace with wooden surround, a tiled back and hearth with wooden retainer and inset coal effect 'living flame' gas fire within a brass effect grate. There is dado railing to the walls, coving to the ceiling, a central heating radiator and a Upvc double glazed window to the front elevation.

Dining Kitchen



Kitchen Area 10'6" x 9'4" (3.21m x 2.86m)



Being fitted with a range of units in a high gloss finish in white with brushed steel effect fittings comprising: wall mounted eye-level units, drawers and base units with a complementary fitted marble effect worksurface over incorporating a stainless steel sink and drainer unit. There is an integrated double oven and electric hob, plumbing for an automatic washing machine and dishwasher, space for a counter style fridge, a wall mounted 'Ideal' boiler, a Upvc double glazed window to the rear elevation, a tiled splashback finish to the walls and a tile effect vinyl finish to the floor.

Dining Area 10'6" x 8'4" (3.22m x 2.56m)



Having a central heating radiator and Upvc double glazed sliding patio doors to the rear elevation leading onto the garden.

Rear Lobby

Having wooden panelling to the walls in part and an external Upvc double glazed entrance door to the side elevation.

Cloakroom / W.C.

Being fitted with a low level W.C. suite and having wooden panelling to the walls in part and an obscured glazed window to the side elevation.

First Floor Accommodation

Landing

Having a Upvc double glazed window to the side elevation, a built-in storage cupboard, a further built-in cupboard which houses the water tank and a loft hatch access to the ceiling.

Bedroom One 12'4" x 10'11" (3.76m x 3.35m)



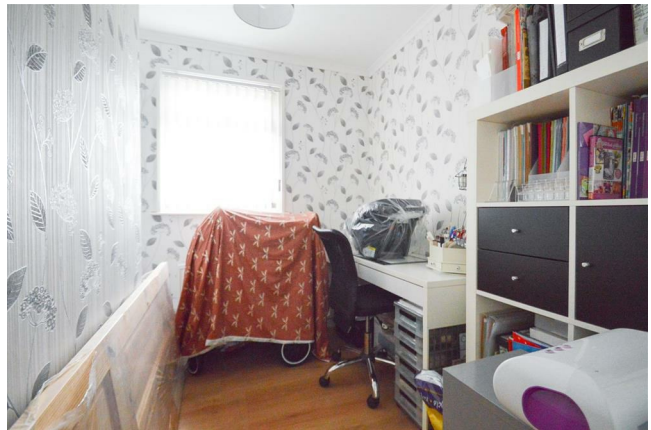
Having a Upvc double glazed window to the front elevation, a central heating radiator, coving to the ceiling and a built-in storage cupboard.

Bedroom Two 14'11" x 8'11" (4.55m x 2.73m)



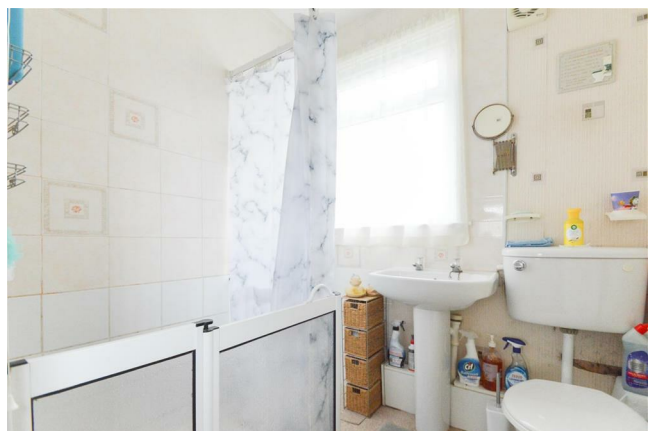
Having a Upvc double glazed window to the rear elevation, a central heating radiator, coving to the ceiling and a built-in recess with hanging space.

Bedroom Three 8'8" (to 5'8") x 7'11" (to 3'5")
(2.66m (to 1.73m) x 2.42m (to 1.06m))



Having a Upvc double glazed window to the front elevation, a central heating radiator, coving to the ceiling and a built-in storage area situated over the bulk head.

Shower Room 6'1" x 5'6" (1.86m x 1.69m)



Being fitted with a three piece suite comprising: shower area with shower tray, low level screen surround and a 'Triton T70 gsi' shower, a pedestal wash basin and a low level W.C. suite.

There is a central heating radiator, an 'Xpelair' extractor fan unit, an obscured double glazed Upvc window to the rear elevation, vinyl finish to the floor and a partially tiled finish to the walls.

External



To the front of the property there is an enclosed lawned garden with timber fencing to the boundaries.

To the rear of the property there is an enclosed garden which is predominantly laid to lawn and has a paved patio seating area. There is timber fencing, brick walling and coniferous hedging to the boundaries. Within the rear garden there is a brick built outbuilding which is divided into two separate storage areas.

Tenure

The Tenure of this property is Freehold.

Council Tax Band

Council Tax Band 'A'.

Local Authority - East Riding of Yorkshire.

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.

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.

Additional Services

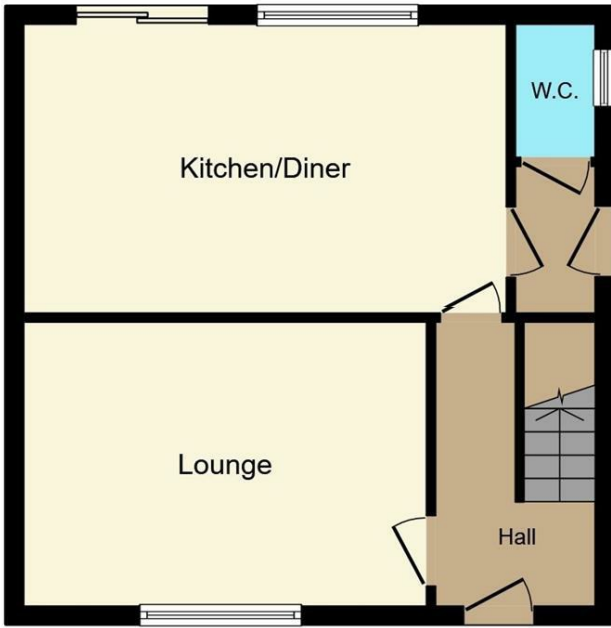
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

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.

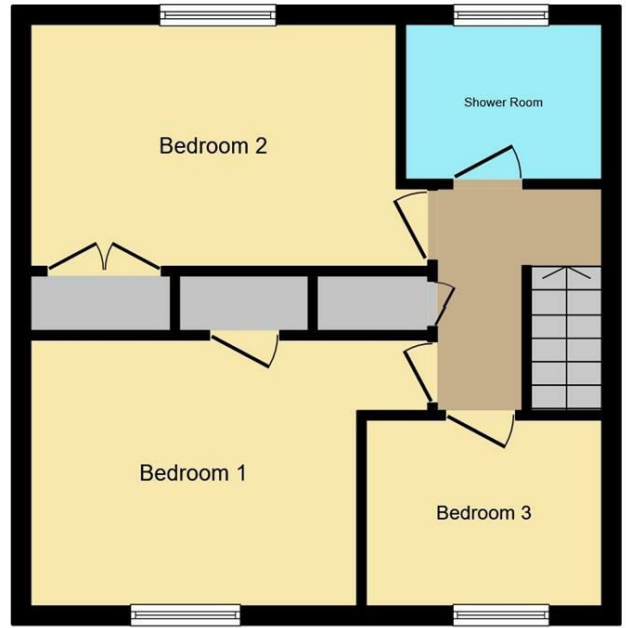
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Floor Plan



Ground Floor
Floor area 42.1 sq.m. (453 sq.ft.) approx



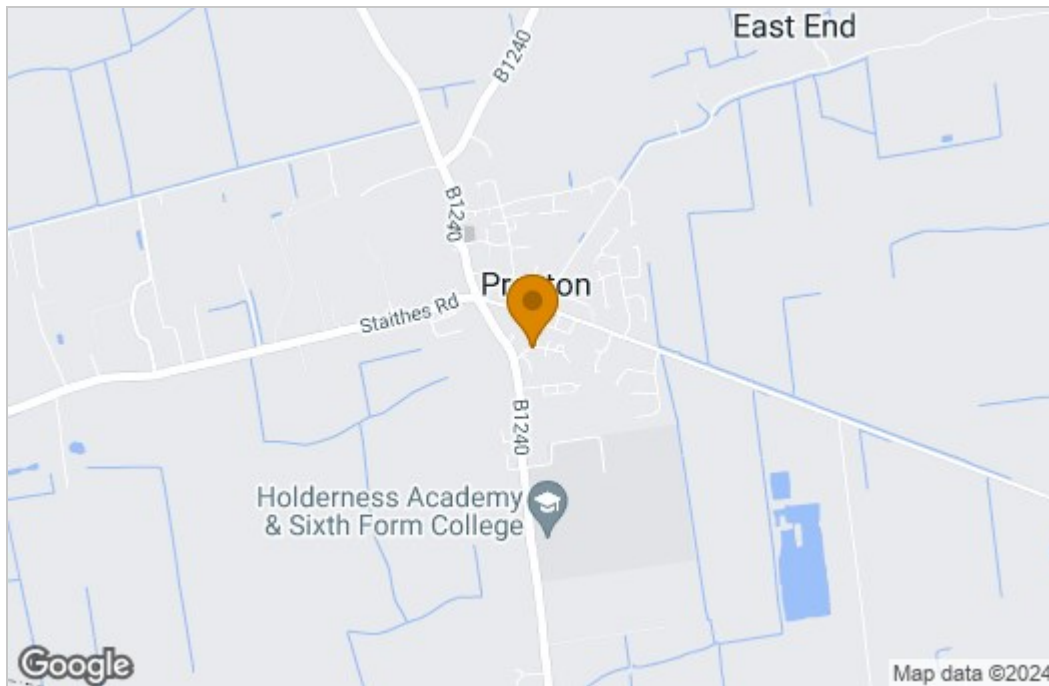
First Floor
Floor area 42.1 sq.m. (453 sq.ft.) approx

Total floor area 84.1 sq.m. (905 sq.ft.) approx

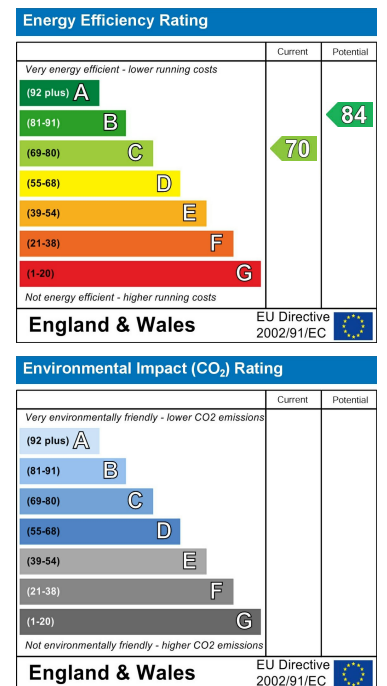
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Area Map



Energy Efficiency Graph



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