

Whitakers

Estate Agents



6 Whitstone Close, Hull, HU7 4DY

Offers Around £84,950

A GOOD OPPORTUNITY FOR THE FIRST PURCHASER AND OF INTEREST TO THE INVESTOR WITH THE LETTINGS MARKET IN MIND, THIS TWO BEDROOM MID TERRACE HOUSE IS WELL PRESENTED AND IS HANDILY PLACED FOR ALL OF THE AMENITIES THAT KINGSWOOD HAS TO OFFER.

The property briefly comprises entrance hall, lounge, fitted dining kitchen, two bedrooms, bathroom and separate wc and has gas central heating to radiators and double glazing. Set within pleasant gardens, enquiries in order to view are encouraged.

Entrance Hall 14'10" x 5'6" (4.53 x 1.70)



Tiled floor, staircase off and patio doors giving access to the rear garden.

Lounge 14'10" x 10'5" (4.53 x 3.20)



Picture window to the rear aspect, feature brick fire place and a radiator.

Fitted Dining kitchen 14'10" x 8'7" (4.53 x 2.63)



A good range of fitted floor and wall units with contrasting preparation surfaces having a one and a half bowl sink unit with mixer tap and matching breakfast bar. Tiled floor and partially tiled walls, plumbing for a dishwasher and automatic washing machine and integrated appliances include an electric oven, electric hob, microwave oven and a contemporary over head extractor canopy.

Landing



Bedroom One 12'0" x 10'5" (3.66 x 3.20)



Picture window to the rear aspect and a radiator.

Bedroom Two 12'1" x 8'1" (3.70 x 2.48)



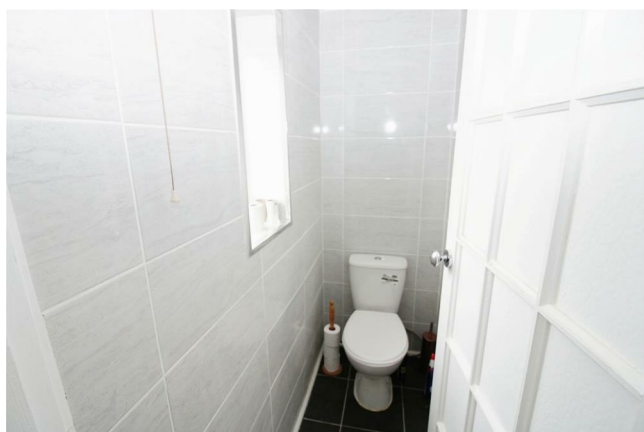
Picture window to the front aspect, built in storage cupboard and a radiator

Bathroom 8'10" x 6'2" max (2.70 x 1.90 max)



a white suite to comprise panelled bath and a wash hand basin within a vanity unit. Tiled floor and walls, a chrome heated towel rail and there is a plumbed rain shower over the bath with a shower unit to the bath side.

Separate wc



A low level unit and the floor and walls are tiled.

Gardens



Of good proportion, there is an enclosed garden to the front of the property which is laid mainly to lawn with a storage shed. To the rear is a garden again enclosed and laid mainly to lawn with a patio area and a storage shed.

Council Tax

Hull City Council - Band A

Tenure

This property is freehold

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 and timber frame under a tiled roof

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 16 Mbps and Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

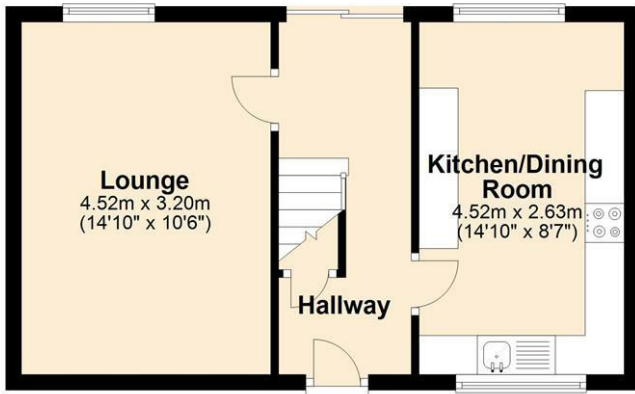
Planning - There has been a planning application within the vicinity of the property

Whitakers Estate Agent Declaration:

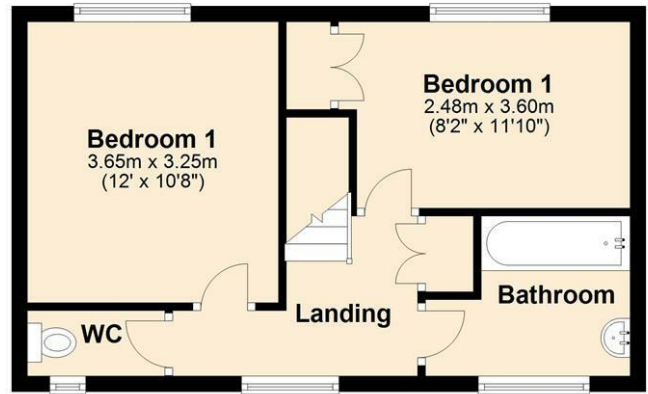
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Floor Plan

Ground Floor

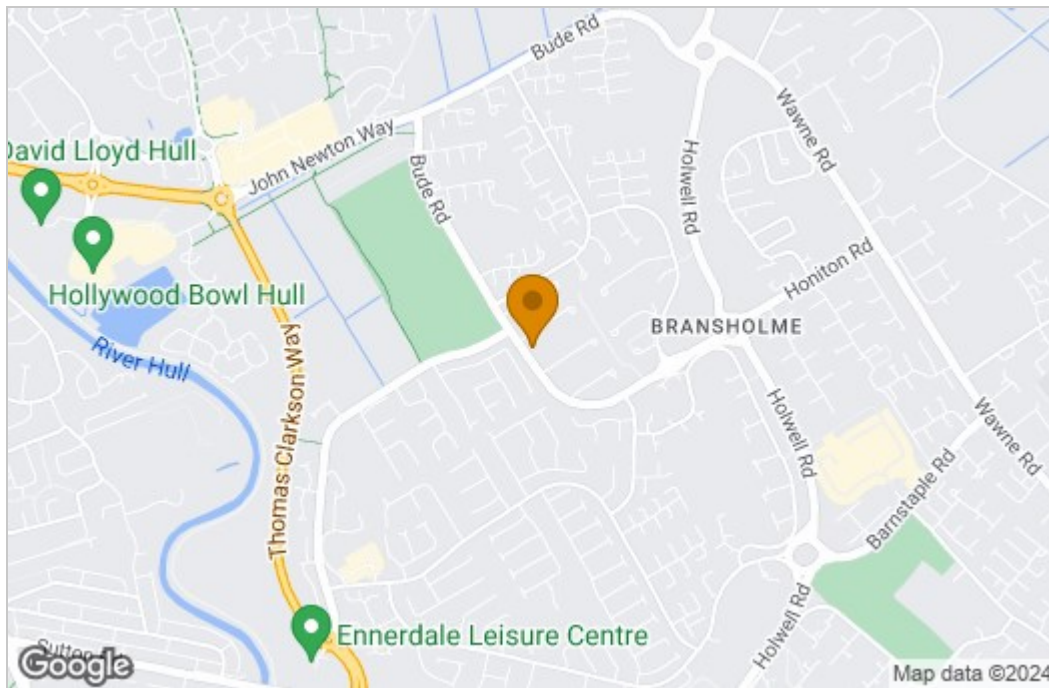


First Floor

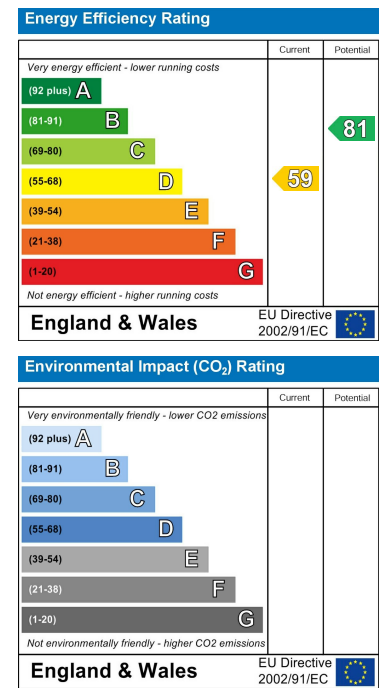


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.