

# Whitakers

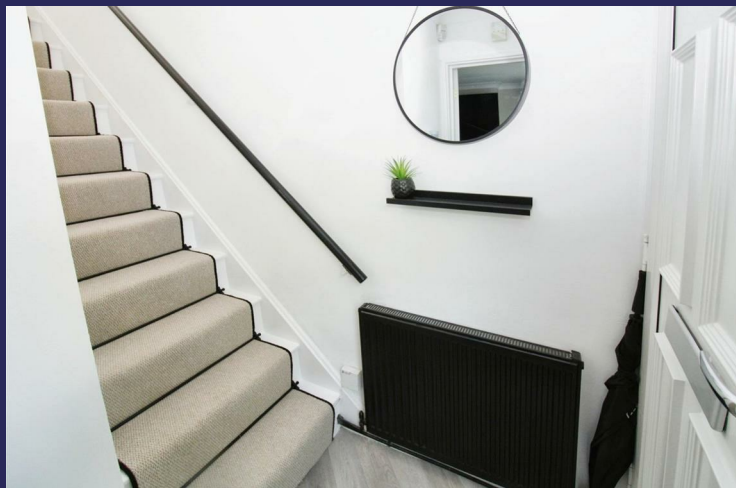
Estate Agents



## 31 Neasden Close

, Hull, HU8 0QB

Asking Price £137,500

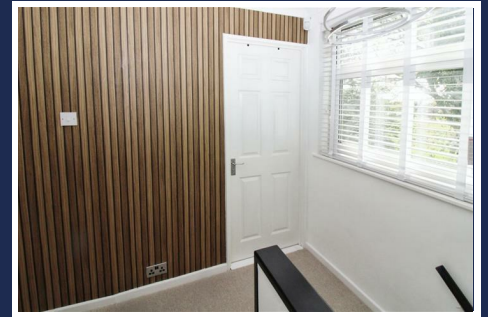




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## Entrance Hall

With a radiator and staircase off.

## Lounge

14'11" x 11'9" (4.56 x 3.60)

Window to the front aspect, feature Adam style fire surround with marble effect back and hearth incorporating an inset coal effect gas fire, storage cupboards, a radiator and a useful built in understairs cupboard.

## Dining Kitchen

18'4" x 8'6" (5.60 x 2.61)

A lovely range of fitted base and wall units with contrasting preparation surfaces having an inset sink unit with telescopic mixer tap. Tiled floor and partially tiled walls, breakfast bar, plumbing for an automatic washing machine, a contemporary style radiator, window to the rear aspect, French Doors giving access to the rear garden and integrated appliances include an electric oven, four ring electric induction hob and a contemporary style over head extractor canopy

## Bedroom One

12'11" x 9'8" (3.95 x 2.95)

Window to the front aspect, mirror fronted fitted wardrobes, a built in storage cupboard and a radiator.

## Bedroom Two

11'1" x 9'6" (3.40 x 2.92)

Window to the rear aspect, a radiator and two built in storage cupboards and

## Bathroom

A modern suite in white to comprise panelled bath,

wash hand basin with a pedestal and a low level wc. Tiled walls, a tall chrome heated towel rail, shower attachment and a shower screen to the bath side.

## Outside

To the front of the property is a small garden with hedging to the front perimeter. A fenced pedestrian walkway to the side of the property leads to the rear garden which is laid to artificial lawn and decorative aggregates and there is a decking seating area of very good proportion. There is also a garden shed and the rear garden lends itself ideally to entertaining

## Council Tax

Hull City Council - band A

## Tenure

This property is Freehold

## 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.

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**Material Information:**

Construction - Brick under tiled roof

Conservation Area - Not applicable

Flood Risk -Very Low

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

Broadband - Basic 15 Mbps Ultrafast 1000 Mbps

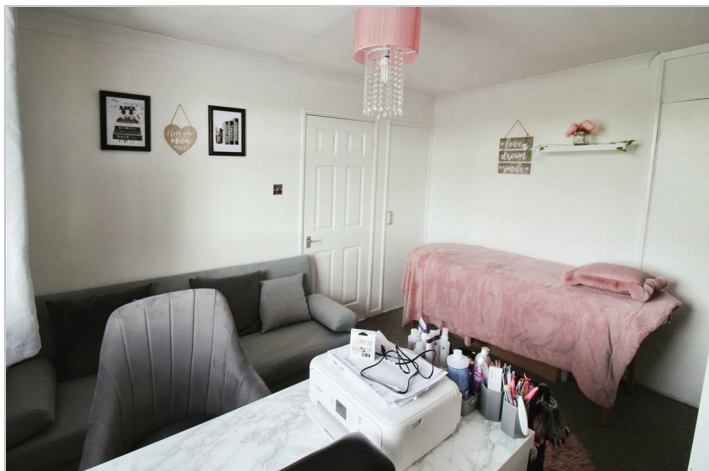
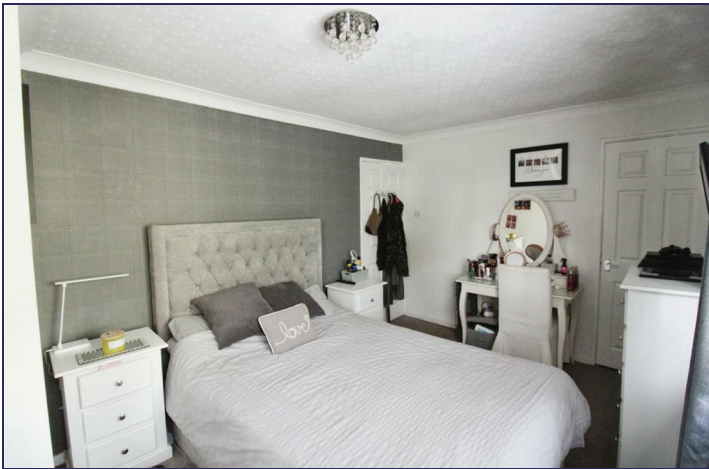
Coastal Erosion -No

Coalfield or Mining Area -No

Planning - There are planning applications within the vicinity but not to the neighbouring property

**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



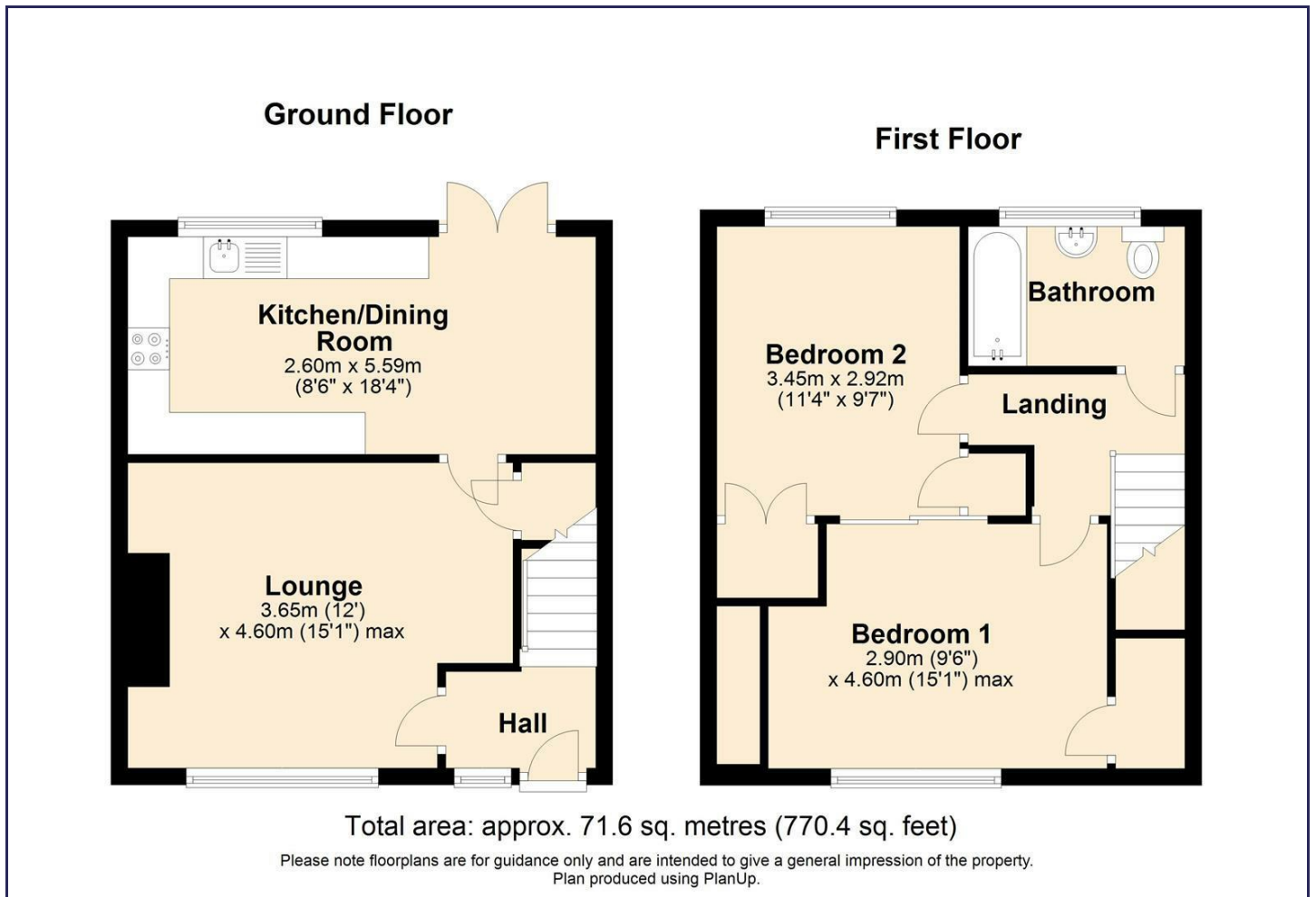
## Hybrid Map



## Terrain Map



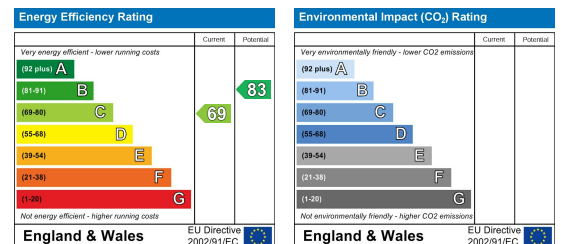
## Floor Plan



## Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.