

Whitakers

Estate Agents



29 Twickenham Close, Hull, HU8 9FA

Offers Around £180,000

Whitakers are delighted to bring this immaculately presented modern 3 bed semi detached home to the market!

Ideally situated on a quiet cul-de-sac within this modern development with open aspects to the front, the property is well located for local shops, schools and amenities and would be ideal for First time buyers and growing families alike!

Presented in "move-in" condition, the property briefly comprises; Entrance Hallway, Downstairs cloakroom, Lounge and Dining Kitchen to the ground floor, there are three generously sized bedrooms and a family bathroom to the first floor.

Also benefiting from off road parking for two vehicles and a lovely enclosed rear garden together with Gas central heating and UPVC double glazing, internal inspection is highly recommended!

The Accommodation Comprises

Entrance Hallway



Composite front door into entrance hallway with wood flooring, central heating radiator, UPVC window to side aspect and door to.....

Downstairs Cloakroom

Continuation of wood flooring, low flush wc, hand wash basin, central heating radiator, extractor fan and UPVC window to side aspect,

Lounge 15' x 11'6 (4.57m x 3.51m)



Internal door from entrance hallway into spacious lounge with laminate flooring, central heating radiator and walk-in bay window to front aspect.

Dining Kitchen 11'1 x 15'2 (3.38m x 4.62m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splash-backs. 4 ring gas hob with chimney extractor over and electric fan oven below. Stainless steel sink/drainers with mixer taps, plumbing for automatic washing machine and space for free standing fridge freezer. Laminate tiled flooring continuing into dining area with space for family dining and feature wall panelling and central heating radiator. UPVC window and French doors to rear garden and stairs to first floor.

First Floor Landing



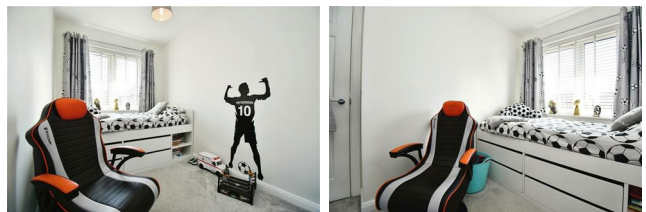
Stairs from Dining Kitchen to first floor landing with carpeted flooring, UPVC window to side aspect, storage cupboard and loft access hatch.

Bedroom One 15' x 8' (4.57m x 2.44m)



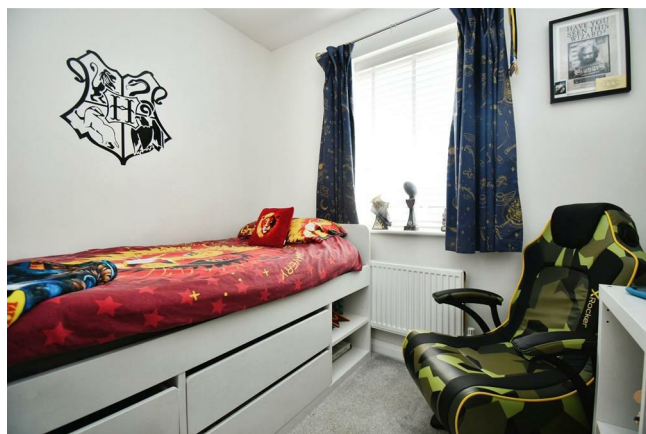
With carpeted flooring, central heating and UPVC bay window to front aspect.

Bedroom Two 11' x 8' (3.35m x 2.44m)



With carpeted flooring, central heating and UPVC bay window to rear aspect.

Bedroom Three 7'6 x 8' (2.29m x 2.44m)



With carpeted flooring, central heating and UPVC bay window to rear aspect.

Family Bathroom 6'10 x 6'2 (2.08m x 1.88m)



Modern family bathroom comprising panel bath with electric shower over and fitted glazed shower screen, low flush wc and pedestal hand wash basin. Chrome heated towel rail, vinyl flooring, wall tiling to water sensitive areas, extractor fan and UPVC window to front aspect.

Outside



The front of the property provides off road parking for two vehicles whilst side pathway leads to gated access to the lovely rear garden featuring artificial lawn, patio and decked seating areas. storage shed and raised borders with a range of mature plants and shrubs. Fencing to perimeters affords a good level of privacy.

Tenure

The Property is Freehold

Council Tax

Council Tax Band B

Kingston upon Hull City Council

EPC

EPC rating B

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/Tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 16 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

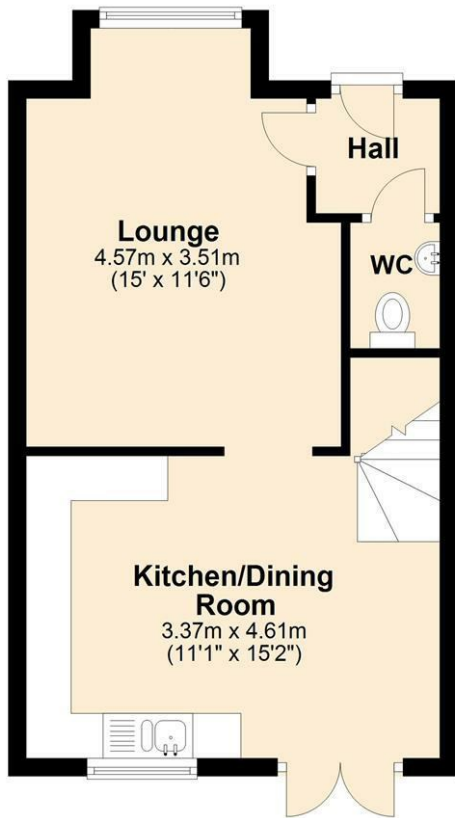
Planning - None

Whitakers Estate Agent Declaration:

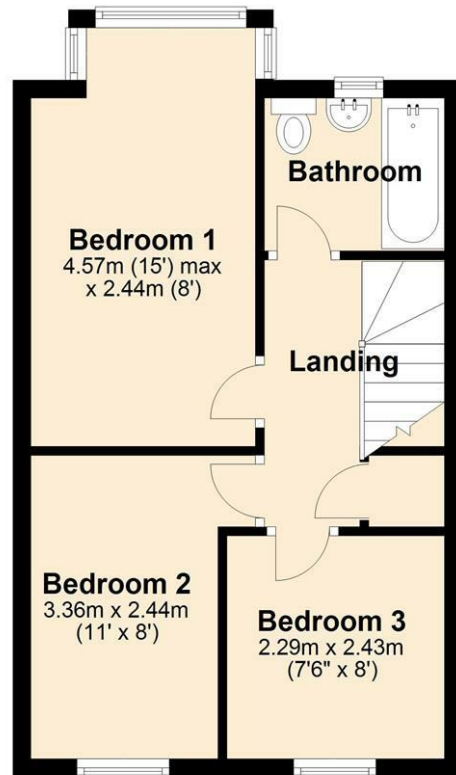
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Floor Plan

Ground Floor



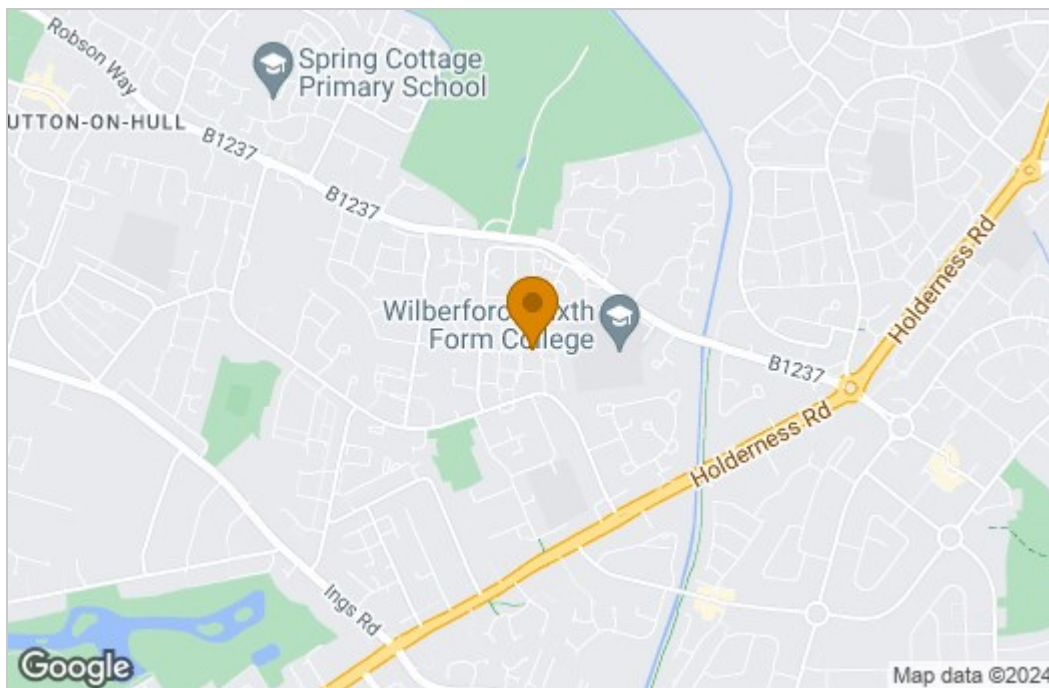
First Floor



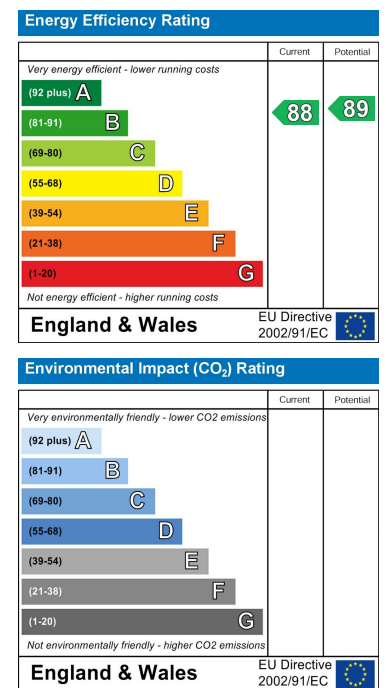
Total area: approx. 70.1 sq. metres (754.4 sq. feet)

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.