

Whitakers

Estate Agents



41 Blandford Close, Hull, HU7 6AB

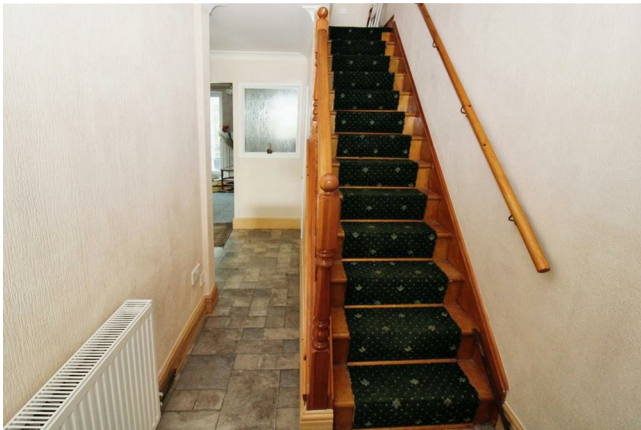
Offers Around £99,950

A must view for the first time buyer, the small family or the purchaser looking to down size, this mid terrace house is extremely well presented throughout and internal inspection will not disappoint. The accommodation briefly comprises entrance to utility area, lounge, conservatory, fitted kitchen with appliances, two bedrooms with the master enjoying en suite facilities and a family bathroom with contemporary suite. Having gas central heating to radiators and double glazing, the property is set within pleasant gardens and is a stroll away from educational amenities, the local shopping centre and good public transport amenities.

Entrance Utility 8'11" x 6'4" (2.725 x 1.95)

Windows to the front and side aspects, fitted floor and wall units with preparation surface, tiled walls and plumbing for an automatic washing machine.

Inner Hall 8'0" x 6'4" (2.45 x 1.95)



With staircase off and a radiator

Kitchen 12'3" x 12'11" maximum (3.75 x 3.95 maximum)



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with mixer tap. Bow window to the front aspect, partially tiled walls, a useful under stairs storage cupboard and integrated appliances include an electric oven, four ring gas hob and a stainless steel over head extractor canopy

Lounge 15'8" x 11'11" (4.80 x 3.65)



Feature Adam style fire surround with tiled back and hearth, a radiator and Patio Doors give access to:

Conservatory 14'1" x 5'10" (4.30 x 1.80)



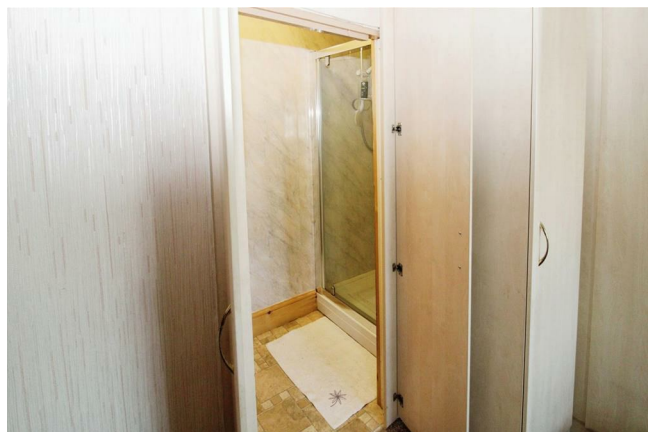
Having a tiled floor and French Doors giving access to the rear garden

Bedroom One 15'8" x 15'10" maximum (4.80 x 4.85 maximum)



Two windows to the rear aspect, a range of fitted wardrobes, over head cupboards, bedside cabinets, dressing table unit and drawers and there is a radiator.

En Suite

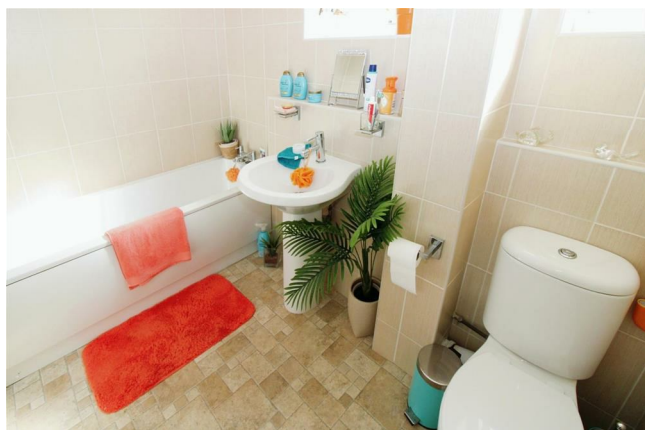


An electric shower unit within an independent enclosure and there is a fitted wardrobe

Bedroom Two 10'4" x 6'6" (3.15 x 2.00)

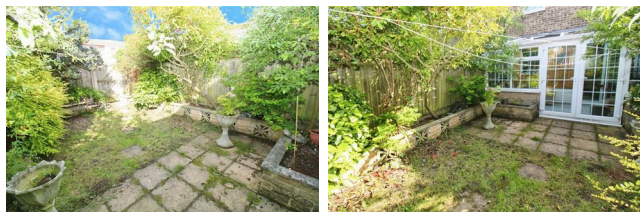
Window to the front aspect, mirror fronted sliding doors to fitted wardrobes and there is a radiator.

Bathroom 8'10" x 5'5" (2.70 x 1.66)



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Tiled walls and a chrome heated towel rail.

Gardens



To the front of the property is a small flower garden and to the rear a garden laid mainly to lawn with a paved patio area

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.

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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 under tiled roof

Conservation Area - not applicable

Flood Risk - No risk

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

Broadband - Basic 6 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - Not applicable

Coalfield or Mining Area - Not applicable

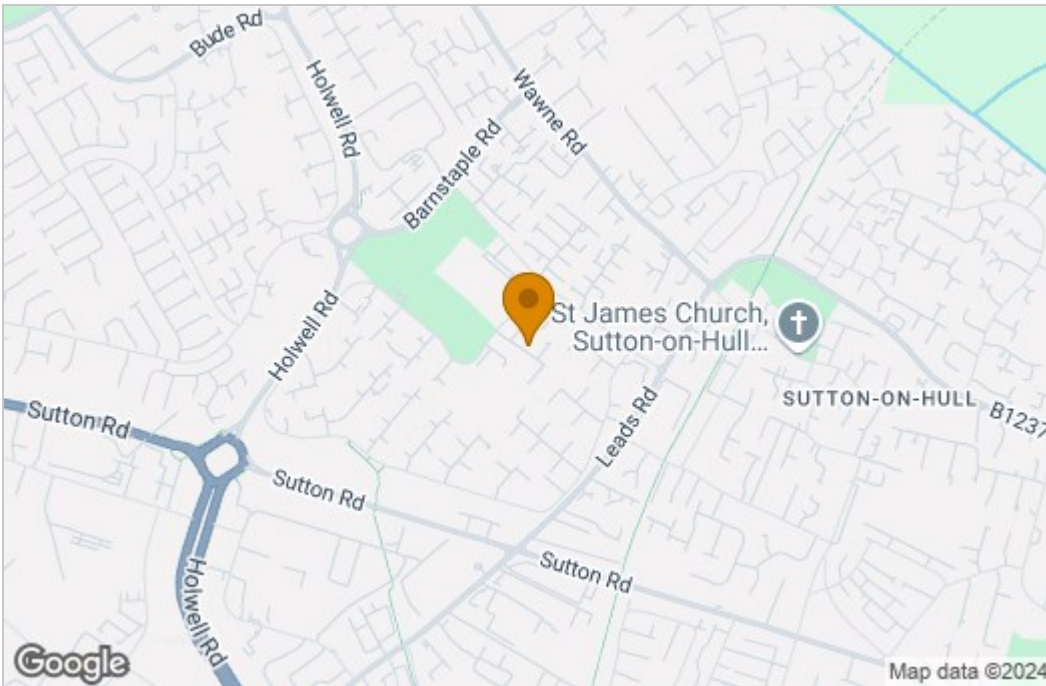
Planning - no planning applications applicable

Floor Plan

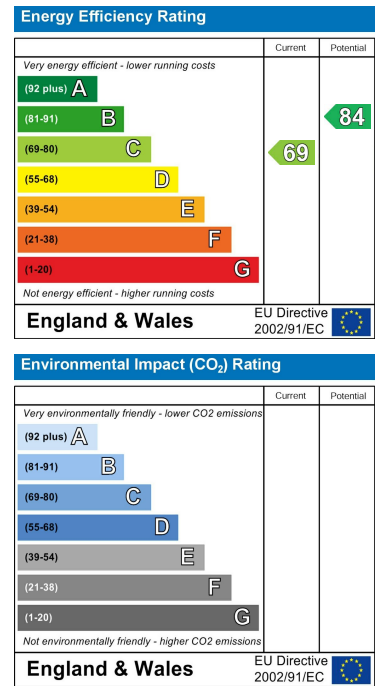


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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