

# Whitakers

Estate Agents



## 11 Surbiton Close, Hull, HU8 0TF

**Offers Around £165,000**

This immaculately presented 2 bedroom semi-detached property is available to purchase ON 100% OWNERSHIP although is also available under shared ownership (subject to qualifying criteria)

Available in "move-in" condition, well located for local shops, schools and amenities as well as excellent transport links around the City, the property is ideal for First Time Buyers!

Briefly comprising: entrance hallway, lounge, dining kitchen and downstairs cloakroom to the ground floor, there are two double bedrooms and a family bathroom to the first floor.

Also benefiting from Gas Central Heating and UPVC double glazing throughout together with Driveway parking and a lovely enclosed rear garden, viewing is highly recommended!

THE PRICE QUOTED IS FOR 100% OWNERSHIP ALTHOUGH WE UNDERSTAND THAT OTHER EQUITY SHARES UP TO 100% OWNERSHIP ARE AVAILABLE (SUBJECT TO QUALIFYING CRITERIA)

## The Accommodation Comprises

### Entrance Hallway



Composite front door into entrance hallway with vinyl flooring and central heating radiator.

Lounge 12'10 x 12'2 (3.91m x 3.71m)



With UPVC windows to front and side aspect, carpeted flooring and central heating radiator. Interior door into lobby area.

### Lobby area

With vinyl flooring and doors into downstairs cloakroom and under stair storage cupboard. Opens into.....

Kitchen/Diner 8'8 x 13'8 (2.64m x 4.17m)



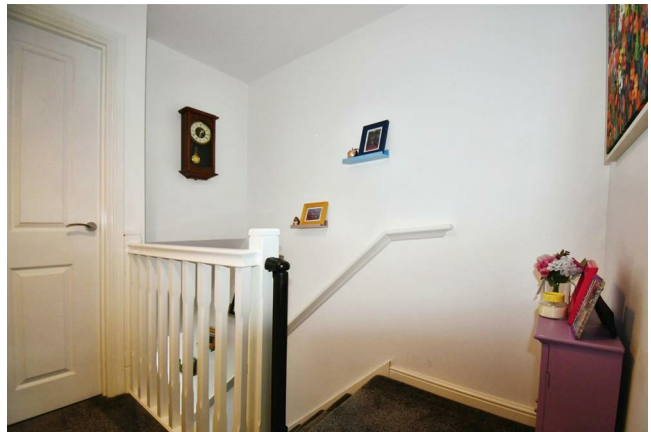
Modern fitted kitchen with a range of wall and base units, contrasting work surfaces and splashbacks. 4 ring gas hob with electric fan oven below and extractor over. Stainless steel sink with mixer taps, plumbing for automatic washing machine, vinyl flooring, space for family dining table, UPVC window and French doors into rear garden.

### Downstairs Cloakroom



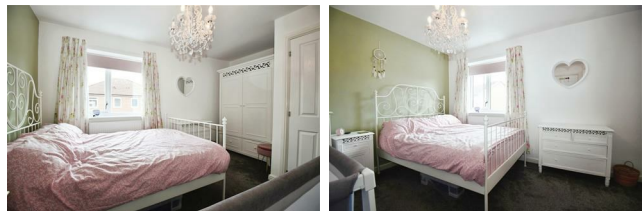
Low flush wc and pedestal hand wash basin, vinyl flooring, central heating radiator and extractor fan.

### First Floor Landing



Stairs from Entrance Hallway to first floor landing with carpeted flooring and loft access hatch.

Bedroom One 10'6 x 13'3 max (3.20m x 4.04m max)



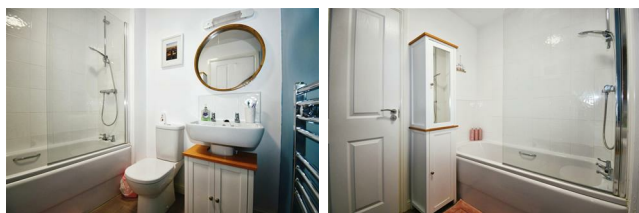
With UPVC window to front aspect, carpeted flooring, central heating radiator and built in storage cupboard.

### Bedroom Two 8'2 x 13'3 (2.49m x 4.04m)



With two UPVC windows to rear aspect, carpeted flooring and central heating radiator.

### Bathroom 7' x 6'4 (2.13m x 1.93m)



Panel bath with mains shower over and fitted shower screen, low flush wc and hand wash basin. Heated towel rail, vinyl flooring, part tiled walls and extractor fan.

### Outside



To the front of the property is a small low maintenance hedged garden and side driveway providing off road parking. Gate from the side of the property leads to the lovely enclosed rear garden laid mainly to lawn with two patio areas, mature borders featuring a stunning array of mature plants, trees and shrubs and handy storage shed whilst fencing to perimeters gives a good level of privacy.

### Tenure

The property is Leasehold and lease details are available on request however we understand that the Freehold would be purchased in the event of a buyer purchasing 100% equity share.

### 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 - No Risk

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

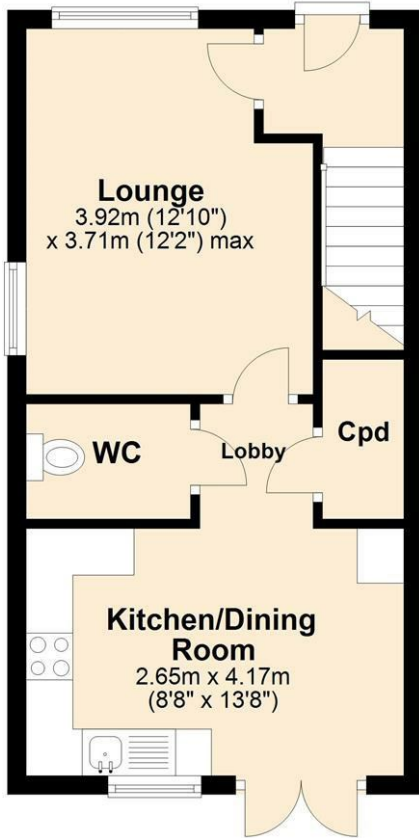
Planning - There are no planning applications in the immediate area

### Whitakers Estate Agent Declaration:

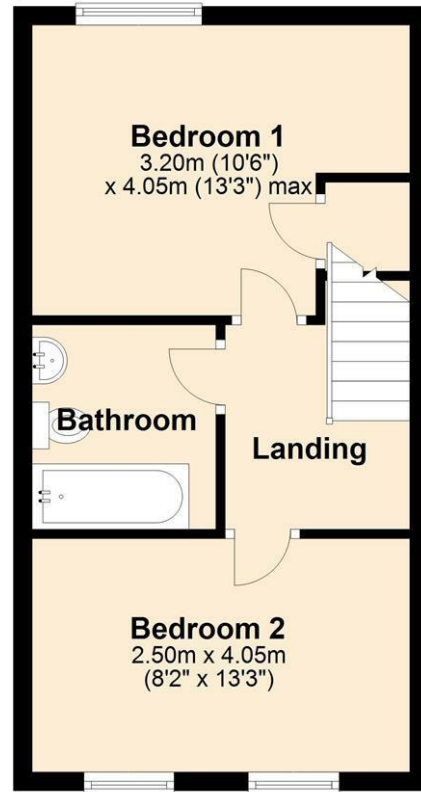
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

## Ground Floor



## First Floor

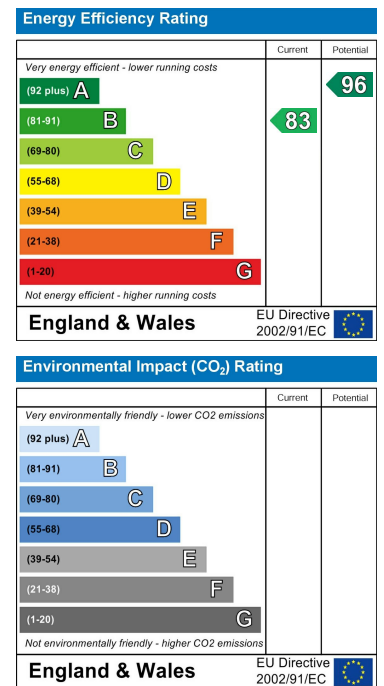


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## 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.