

Whitakers

Estate Agents



14 Neasden Close, Hull, HU8 0QB

Offers Around £115,000

Whitakers are pleased to bring this well presented three bed end terrace property to the market.

Situated in a popular and sought after area, well positioned for local shops and amenities as well as being in the catchment areas for sought after Cavendish & Gillshill Primary and Malet Lambert secondary schools the property is immaculately presented and would be ideal for First time buyers, families and investors alike!

The accommodation briefly comprises; entrance hallway, lounge and modern kitchen to the ground floor whilst to the first floor are three bedrooms a modern bathroom and separate toilet.

Also benefitting from front and rear gardens, UPVC double glazing and gas central heating throughout, early viewing is recommended!

The accommodation comprises

Entrance Hall



UPVC door into entrance hallway with laminate flooring, central heating radiator and stairs to first floor.

Through Lounge/Dining room 21' x 11'3 (6.40m x 3.43m)



With UPVC window to front aspect and UPVC French doors into rear garden, laminate flooring, central heating radiators and feature fireplace.

Kitchen 10'7 x 8'6 (3.23m x 2.59m)



With a range of fitted wall and base units, contrasting work surfaces and splashbacks, stainless steel sink with mixer tap with plumbing

for washing machine. Space for freestanding oven tiled flooring and rear aspect UPVC window with UPVC rear door to garden.

First Floor Landing



Stairs from Entrance Hallway with carpeted flooring and loft access hatch.

Bedroom One 11'6 x 11'5 (3.51m x 3.48m)



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

Bedroom Two 11'10 x 7'9 (3.61m x 2.36m)



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

Bedroom Three 8'10 x 8'3 (2.69m x 2.51m)



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

Bathroom 8'8 x 7'2 max (2.64m x 2.18m max)



Modern bathroom with tiled walls, shaped modern bath with overhead shower and pedestal hand wash basin and heated towel rail with UPVC window to rear.

Separate wc 5'4 x 3'8 (1.63m x 1.12m)



With low flush wc and window to rear aspect.

Outside



To the front of the property is a fenced garden with mature plants, trees and bushes with passage access to rear garden via gate. The rear garden features brick built storage sheds, paved seating areas and borders featuring mature plants and shrubs.

Tenure

The property is Freehold

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC

EPC rating D

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

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 15 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

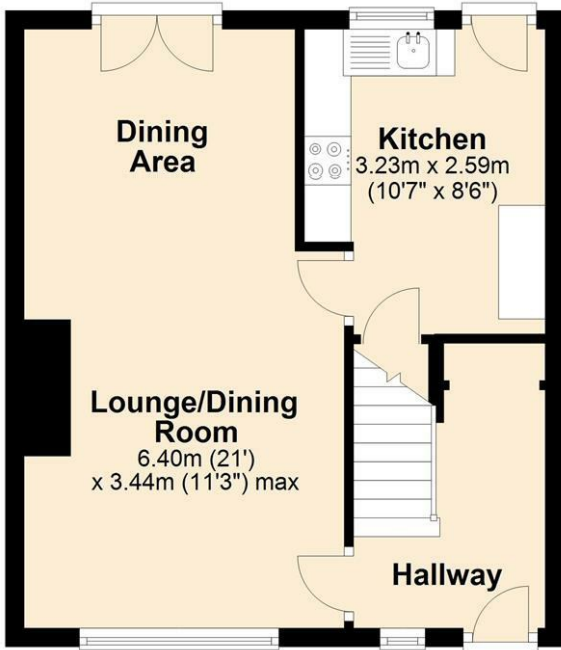
Planning - None specific to the property

Whitakers Estate Agent Declaration:

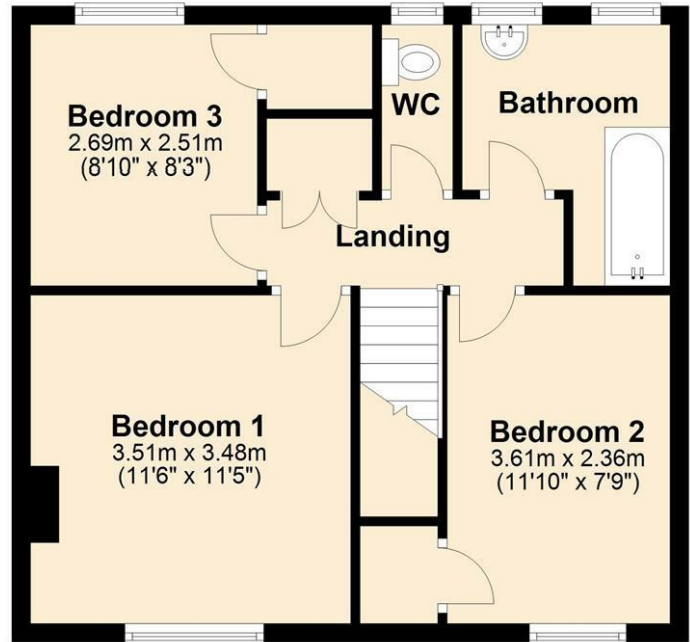
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Floor Plan

Ground Floor

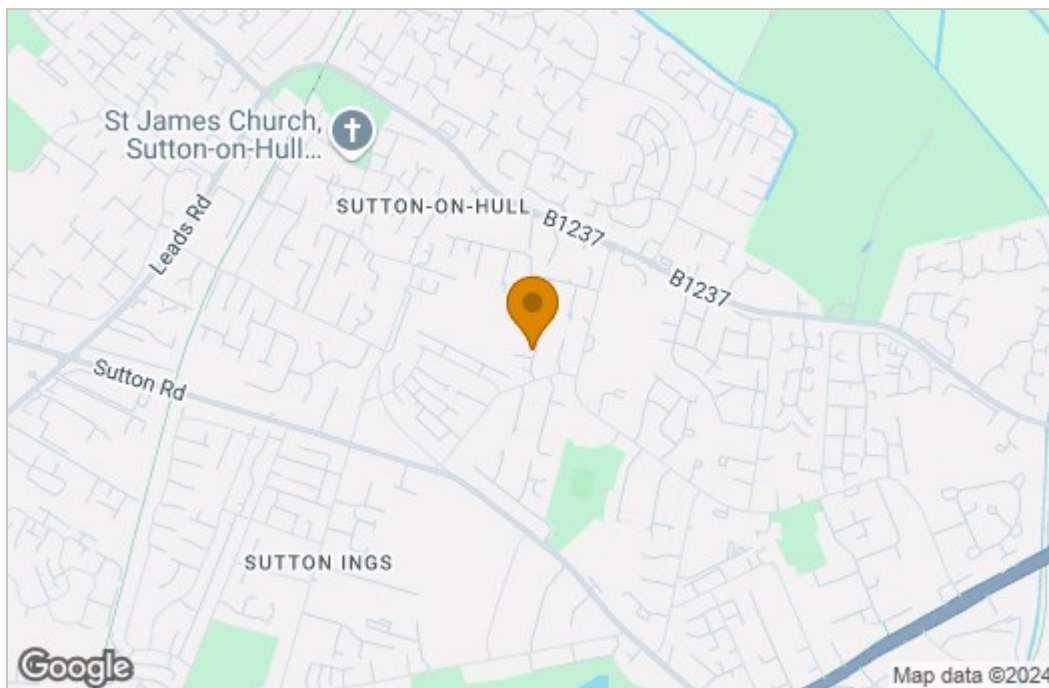


First Floor

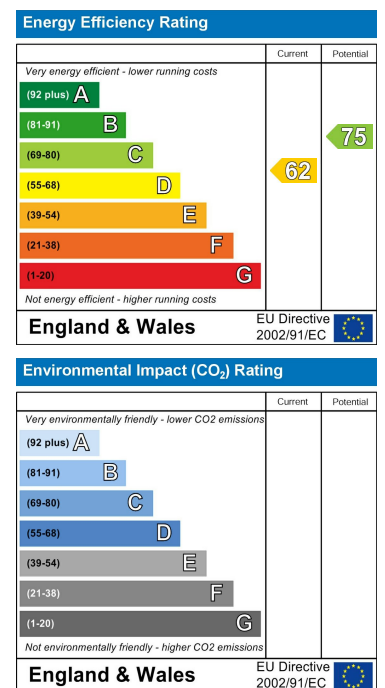


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.