

# Whitakers

Estate Agents



## 55 Kimmeridge Close

Bransholme, Hull, HU7 6AN

Offers Around £89,950





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## Entrance Porch

With two useful storage cupboards

## Cloak Room

Having a low level wc and a wash hand basin

## Inner Hall

With staircase off, built in storage cupboard, under stairs storage and a radiator.

## Lounge

16'2"x 10'4" (4.95x 3.15)

An Adam style fire surround with marble effect back and hearth incorporating an electric fire, attractive laminate flooring. a radiator, a floor to ceiling window to the rear aspect and French Doors give access to the rear garden

## Dining Kitchen

18'8" x 9'2" (5.70 x 2.81)

A good range of fitted floor and wall units with rolled edge laminated preparation surfaces having an inset stainless steel one and a half bowl sink unit with mixer tap and a breakfast bar. Window to the front aspect, partially tied walls and a tiled floor and a radiator. Integrated appliances include an electric oven, four ring electric hob, an over head extractor canopy, a dishwasher and a fridge/freezer. Double doors give access to the lounge.

## Landing

Built in storage cupboard and access to;

## Bedroom One

16'4" x 9'2" (5.00 x 2.81)

Window to the front aspect, built in wardrobe and a radiator.

## Bedroom Two

12'7" x 9'4" (3.85 x 2.87)

Window to the rear aspect and a radiator.

## Bedroom Three

7'3" x 6'5" (2.21 x 1.98)

Window to the rear aspect and a radiator.

## Bathroom

A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Tied walls and floor, chrome heated towel rail and there is an electric shower unit within an independent corner enclosure.

## Gardens

To the front of the property is an enclosed garden which is paved and to the rear an enclosed garden which is laid to decorative aggregates with flower borders and there is a decking seating area with balustrade.

## Council Tax

### 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.

Tel: 01482 877177

### 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.

There are solar panels installed to the roof, we are unable to confirm whether these solar panels are owned or leased, we are awaiting further instructions

### 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 tile

Conservation Area - not applicable

Flood Risk - Low

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

Broadband - Basic 11 Mbps and Ultrafast 1000 Mbps

Coastal Erosion - Not applicable

Coalfield or Mining Area - Not applicable

Planning - There has been planning applications made within the vicinity not relevant to this 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



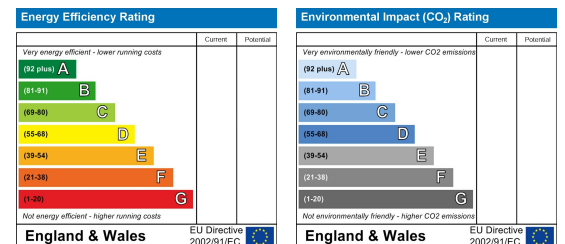
## Floor Plan



## 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.