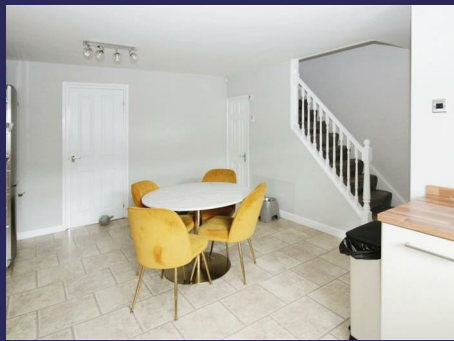


Whitakers

Estate Agents



6 Alfriston Close, Hull, HU7 6BP

Offers Around £110,000

Located in this popular area handily placed for local shops and schools, this three bedroom mid house boasts quality fittings throughout and only requires internal inspection to appreciate. The accommodation briefly comprises entrance hall, cloaks, lounge, fitted dining kitchen with appliances, bedrooms and a bathroom and stands in pleasant gardens. With gas central heating to radiators and double glazing the property is very well presented and internal inspection will not disappoint.

Entrance Porch

With laminate flooring and a useful storage cupboard

Reception Hall

Again with laminate flooring and giving access to:

Cloak Room

Tiled walls and floor and a low level wc

Dining kitchen 18'4" x 15'7" max (5.60 x 4.75 max)



There is a lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with telescopic mixer tap. Window to the front aspect, staircase off with useful under stairs storage cupboard, laminate flooring, a radiator, plumbing for an automatic washing machine and integrated appliances include an electric oven and grill, a five ring electric hob and a stainless steel over head extractor canopy

Lounge 15'7" x 10'5" (4.75 x 3.18)



With French doors giving access to the rear garden, there is timber floor covering and a contemporary style tall radiator.

Landing

With a useful built in storage cupboard and giving access to:

Bedroom One 16'0" x 9'0" min (4.90 x 2.75 min)



Window to the front aspect, laminate flooring, a radiator and there are fitted wardrobes with sliding doors.

Bedroom Two 12'5" x 6'10" (3.80 x 2.10)



Window to the rear aspect, laminate flooring, a radiator and fitted wardrobes with sliding doors

Bedroom Three 8'8" x 8'4" (2.65 x 2.55)



Window to the rear aspect, laminate flooring, a radiator and fitted wardrobes with sliding doors.

Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. There is a plumbed shower unit within an independent corner enclosure and there is a radiator.

Gardens



To the front of the property is an enclosed garden which is paved and to the rear, again an enclosed garden which is laid to artificial lawn, paved patio area and there is a garden shed

Tenure

This property is freehold

Council Tax

Hull City Council - band A

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.

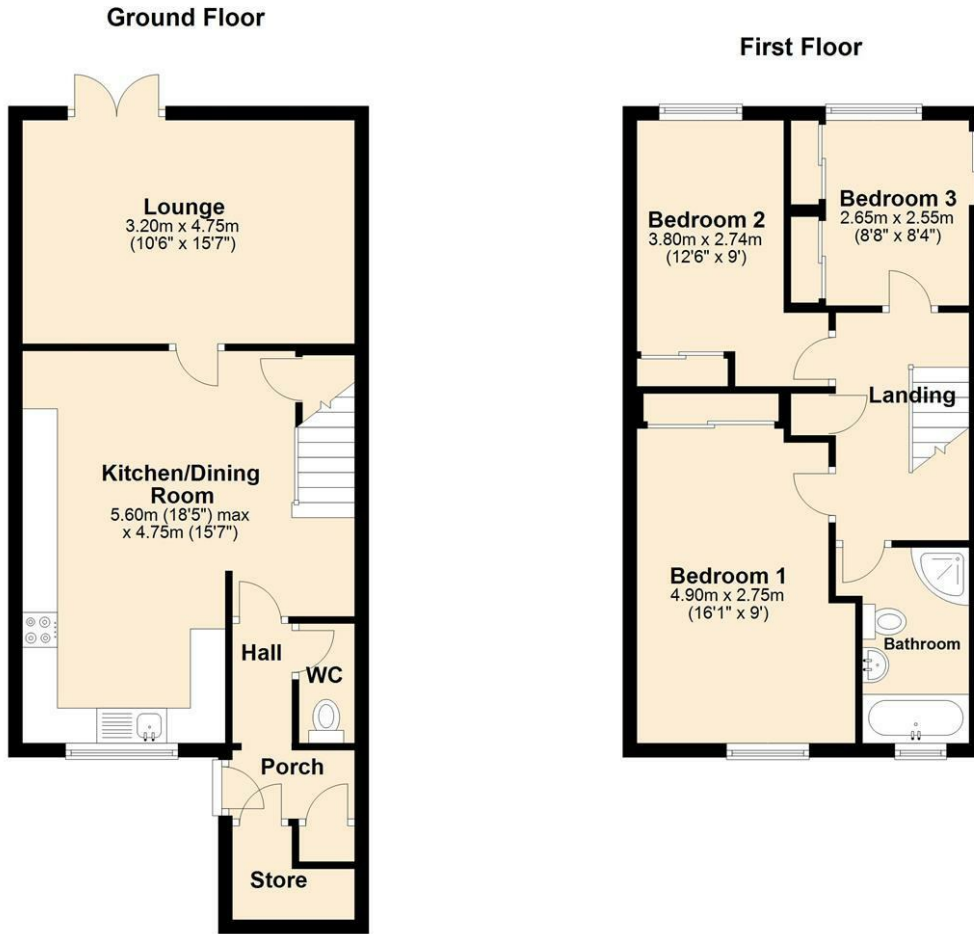
Free Market Appraisals/Valuations

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.

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.

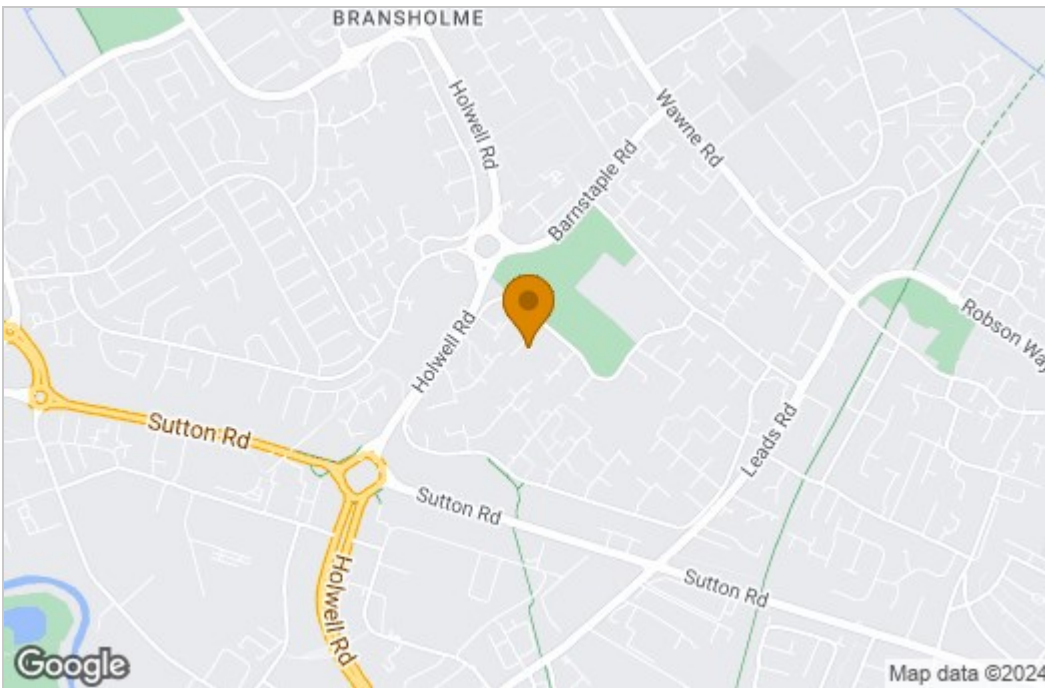
Floor Plan



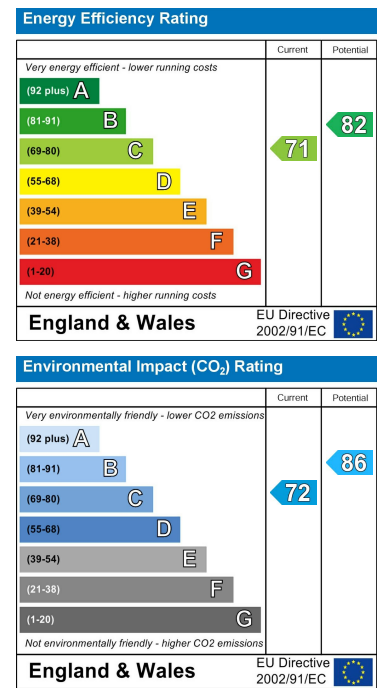
Total area: approx. 88.5 sq. metres (952.9 sq. feet)

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.