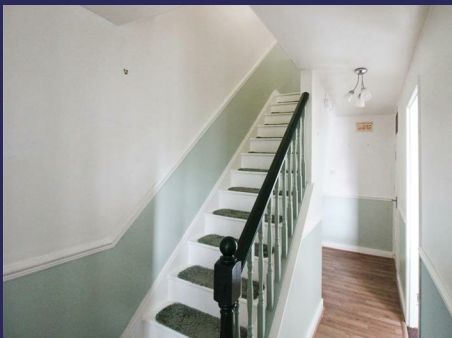


Whitakers

Estate Agents



94 Frampton Close, Hull, HU7 6AJ

Offers In The Region Of £99,950

Situated handily for local shopping and educational choices, this modern style mid terrace house is a stroll away from all of the amenities Sutton village has to offer and represents a good opportunity for the growing family.

The accommodation briefly comprises reception porch, entrance hall, cloak room, lounge, fitted dining kitchen, three first floor bedrooms and a bathroom and has a warm air heating system and double glazing. Set within pleasant gardens and having a pull down ladder to a loft space which is boarded and has a "Velux" style window, the property offers plenty of potential and appointments to view internally are encouraged.

Reception Porch
With two storage cupboards

Entrance Hall
With laminate flooring and two built in storage cupboards

Dining Kitchen 16'6" x 9'5" (5.05 x 2.88)
A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit. Window to the front aspect, partially tiled walls, laminate flooring and plumbing for an automatic washing machine.

Lounge 15'8" x 10'0" (4.80 x 3.05)
Window to the rear aspect, access to the rear garden and laminate flooring.

Landing
With two built in storage cupboards and access to the loft area via a pull down ladder. The loft is boarded to the floor and walls and there is a "Velux" style window allowing natural light.

Bedroom One
Window to the rear aspect

Bedroom Two 10'6" x 6'6" (3.21 x 2.00)
Window to the front aspect and laminate flooring

Bedroom Three 9'4" x 6'6" (2.86 x 2.00)
Window to the front aspect and a built in storage cupboard

Bathroom
A white suite to comprise panelled bath and a wash hand basin and the walls are tiled.

Separate WC
Having a low level unit.

Gardens
To the front of the property is an enclosed garden and to the rear again an enclosed garden laid to paved patio and flower beds. garden

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.

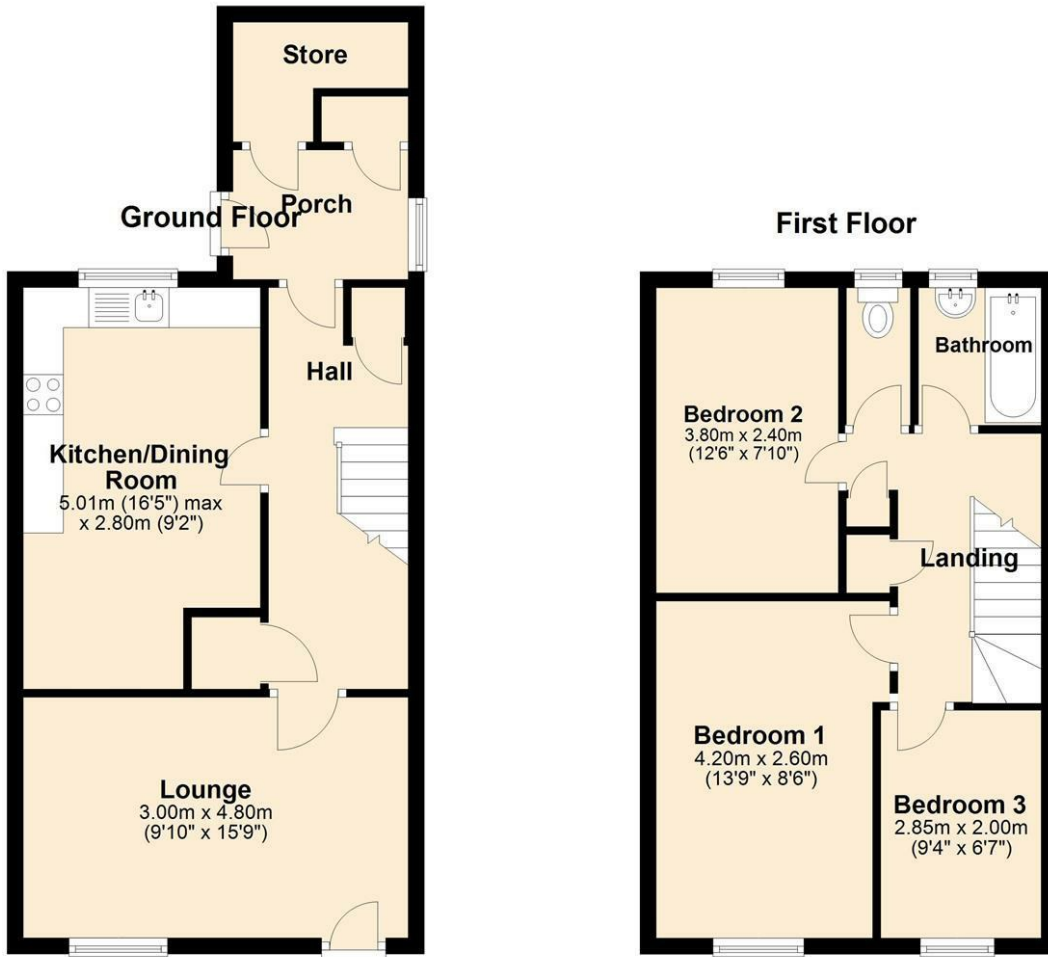
Agents Notes:
Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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.

Material Information:
Construction - brick and tile
Conservation Area - No
Flood Risk -Low
Mobile Coverage/Signal - EE, Three, Vodafone, O2
Broadband - Basic 15 Mbps Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

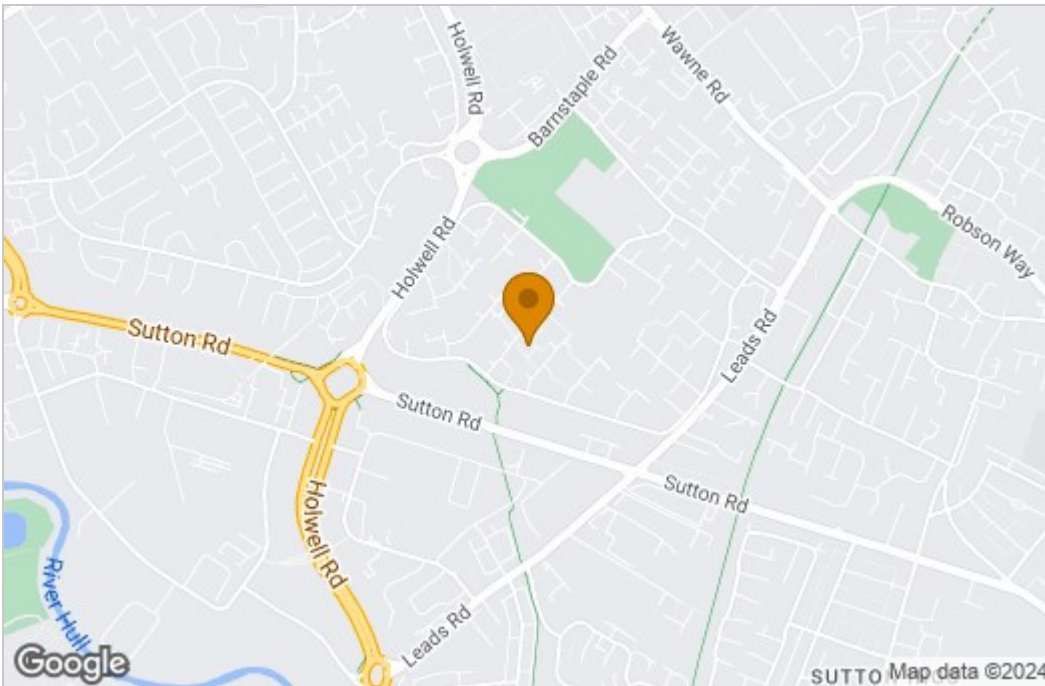
Whitakers Estate Agent Declaration:
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ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

Floor Plan

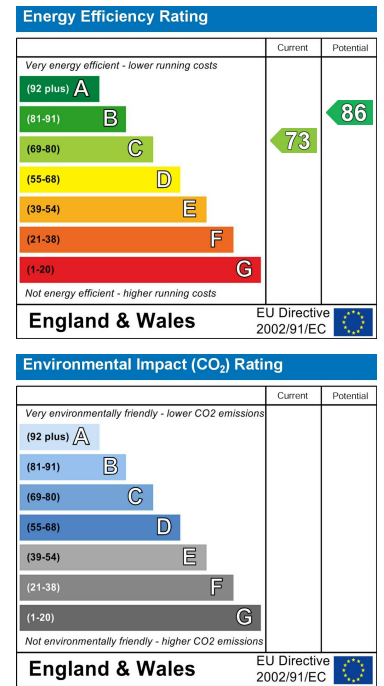


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.