

Whitakers

Estate Agents



54 Cookbury Close, Hull, HU7 4EZ

Offers Over £100,000

This spacious 3 bedroomed terraced family home is available to purchase with NO ONWARD CHAIN!

Well presented throughout, the property is conveniently situated for local shops and amenities as well as highly regarded schools and enjoys excellent transport links around the City.

Being ideal for First Time Buyers, Families and Investors alike, the property briefly comprises; entrance hallway, downstairs cloakroom, dining kitchen, rear lobby and spacious lounge to the ground floor whilst to the first floor there are 3 bedrooms and a family bathroom.

Also benefitting from an enclosed rear garden and garage, gas central heating and majority UPVC double glazing, early viewing is recommended!

The Accommodation Comprises

Entrance Hallway



Front entrance door into hallway with UPVC glazing, carpeted flooring, central heating radiator and under stair cupboard.

Downstairs cloakroom



With low flush wc, hand wash basin, UPVC window and central heating radiator.

Dining Kitchen 14'10 x 8'8 (4.52m x 2.64m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splashbacks. 4 ring NEFF gas hob with electric fan oven below with chimney extractor over. Composite 1 1/4 bowl sink/drainer, integrated under counter fridge and freezer together with integrated dishwasher and automatic washing machine. UPVC windows to front and rear aspect, central heating radiator and vinyl flooring

Rear Lobby



UPVC door and glazed side panel to rear garden, carpeted flooring, central heating radiator, storage cupboard and stairs to first floor.

Lounge 14'10 max x 14'7 (4.52m max x 4.45m)



UPVC window to rear aspect, two central heating radiators and carpeted flooring.

First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring, storage cupboard and UPVC window to front aspect.

Bedroom One 11'5 max x 14'10 (3.48m max x 4.52m)



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

Bedroom Two 8' x 11'10 (2.44m x 3.61m)



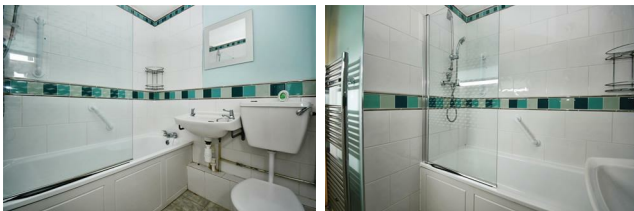
UPVC window to rear aspect, carpeted flooring, built in cupboard and central heating radiator.

Bedroom Three 12' x 5'6 (3.66m x 1.68m)



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

Bathroom 8'8 max x 6'6 (2.64m max x 1.98m)



Bath with mains shower over and fitted shower screen, low flush wc and hand wash basin. Chrome ladder style heated towel rail, vinyl flooring, majority tiled walls and UPVC window to front aspect,

Outside



To the front of the property accessed by pedestrian walkway is a small lawned garden whilst to the rear is a spacious enclosed garden, majority paved with mature borders, fencing to perimeters and gate access.

Garage

Accessed via the rear of the property with internal door into garden.

Tenure

The property is Freehold

Council Tax

Council Tax band

Kingston upon Hull City Council

EPC

Awaited

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 - We are informed that the property is of standard construction although purchasers should rely upon survey

Conservation Area - No

Flood Risk - Low

Mobile Coverage/Signal - EE, Vodafone, Three,

O2

Broadband - Basic 13 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

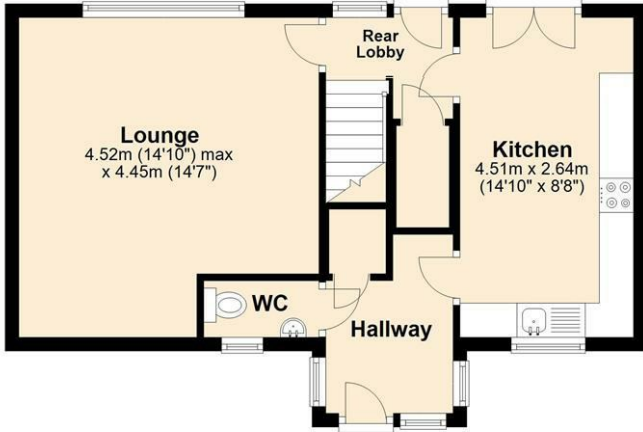
Planning -

Whitakers Estate Agent Declaration:

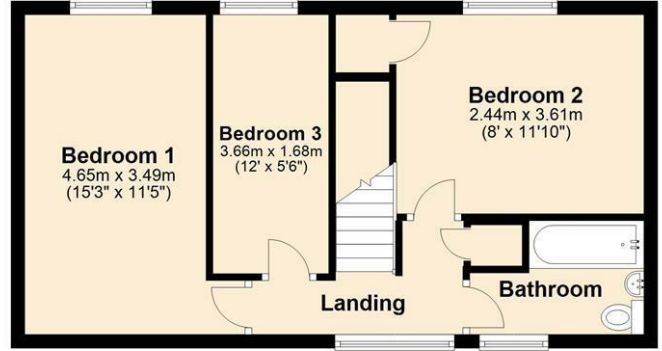
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

Ground Floor

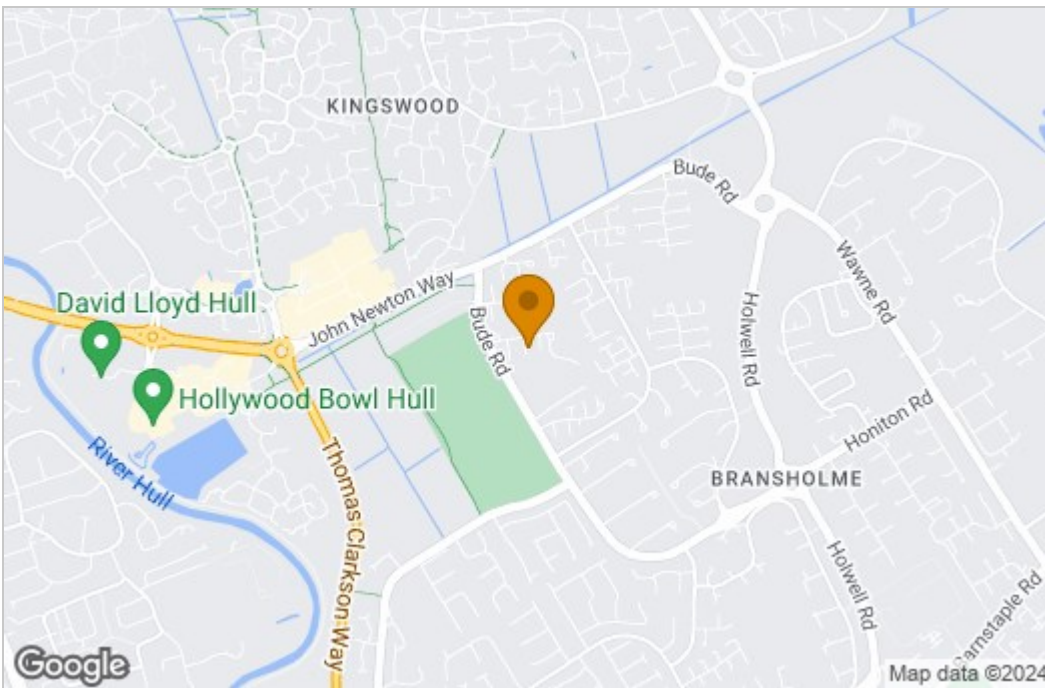


First Floor

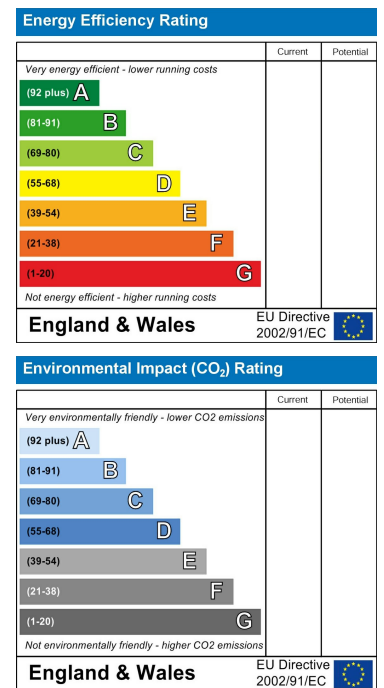


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.