

Whitakers

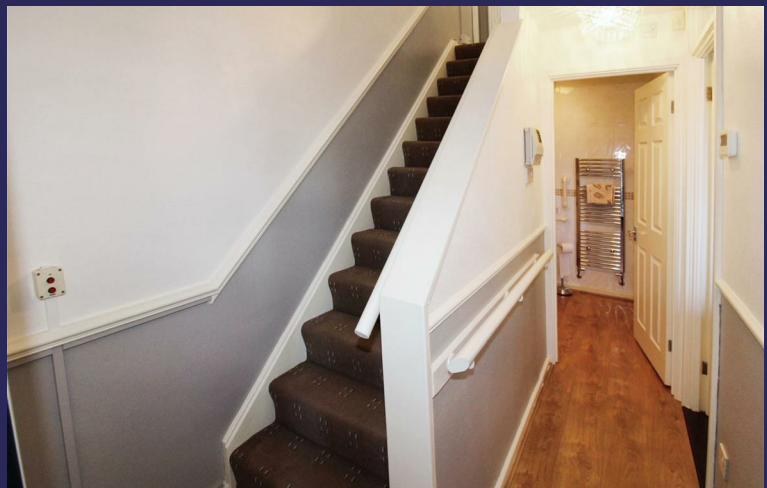
Estate Agents



5 Moorfoot Close

Bransholme, Hull, HU7 5AE

Offers Around £104,950



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Reception Storm Porch

With built in storage cupboards and giving access to:

Entrance Hall

With laminate flooring, staircase off and a useful storage cupboard.

Cloak Room

Perfect for the kids having a contemporary style low level dual flush wc, wash hand basin within a vanity unit, an extractor unit, a built in storage cupboard and a chrome heated towel rail

Dining Kitchen

13'5" x 9'7" (4.10 x 2.93)

A good range of fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with mixer tap and a matching breakfast bar. Window to the front aspect, tiled floor and partially tiled walls, a radiator, plumbed for an automatic washing machine and double doors give access to:

Lounge

15'8" x 12'11" max (4.80 x 3.95 max)

Window to the rear aspect, a radiator and access to the rear garden via a storm porch which has a tiled floor.

Landing

Two storage cupboards and a radiator.

Bedroom One

12'5" x 8'11" (3.79 x 2.72)

Window to the rear aspect, a radiator and there are fitted wardrobes, over head cupboards, bedside

cabinets with display arches and a dressing table unit with drawers.

Bedroom Two

10'6" x 6'5" (3.22 x 1.98)

Window to the front aspect and a radiator. and there is a large "walk in" built in storage cupboard.

Bedroom Three

6'6", 298'6" x 6'6" (2,91 x 2.00)

Window to the rear aspect and a radiator.

Shower Room

A plumbed shower unit within an independent corner enclosure, wash hand basin within a vanity unit , tiled walls and a radiator.

Separate WC

A low level unit and the walls are half tiled.

Gardens

To the front of the property is a small enclosed garden and to the rear again an enclosed garden which is paved and there is a garden shed.

Tenure

This property is Freehold

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.

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.

Material Information:

Construction - Brick under a tiled roof

Conservation Area - No

Flood Risk -Low

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

Broadband - Basic 8 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

Planning -No

Council Tax



Road Map



Hybrid Map



Terrain Map



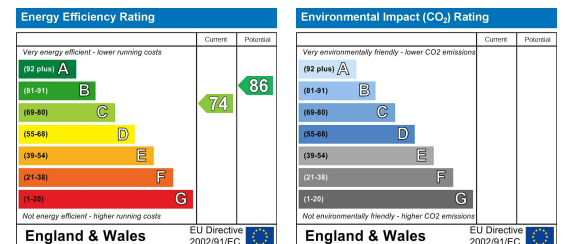
Floor Plan



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



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