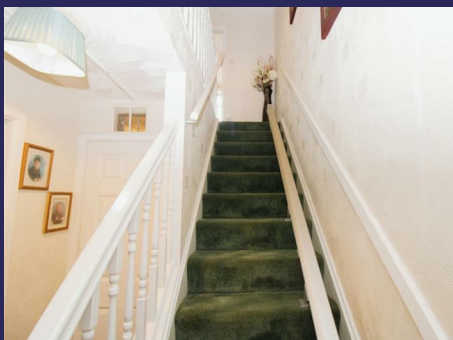


Whitakers

Estate Agents



47 Snowhill Close, Hull, HU7 5BN

Offers Around £99,950

****NO ONWARD CHAIN****

Located adjacent to a playing field, the play park, local shops, the medical centre and the primary school, this brick built end terrace house represents an ideal opportunity for the growing family. The accommodation briefly comprises storm porch, entrance hall, cloak room, utility area, fitted dining kitchen, lounge, three first floor bedrooms of good proportion and a shower room. Having gas central heating to radiators, double glazing and plenty of storage areas, the property stands in pleasant enclosed gardens and internal inspection is recommended.

Storm Porch
With useful storage cupboards.

Entrance Hall,



With staircase off and giving access to:

Cloak Room

With a low level wc and wash hand basin.

Utility Area

A good use of storage space and a built in cupboard.

Dining Kitchen 15'8" x 9'8" (4.80 x 2.95)



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

Lounge 15'8" x 10'2" max (4.80 x 3.10 max)



Having a window to the rear aspect, a radiator, laminate flooring, ornate fire surround with marble effect back and hearth and there is a door giving access to the rear garden.

Bedroom One 10'5" x 9'5" (3.20 x 2.88)



Window to the front aspect, a radiator and a walk in storage cupboard.

Bedroom Two 11'9" x 8'10" (3.60 x 2.70)



Window to the rear aspect and a radiator.

Bedroom Three 8'10" x 6'6" (2.70 x 2.00)



Window to the rear aspect and a radiator

Shower Room



A contemporary room with an electric shower unit, wash hand basin within a vanity unit and a low level wc. Tiled walls, a "none slip floor covering and a radiator

Gardens



there are enclosed gardens of good proportion to the front and rear of the property.

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 under tiled roof

Conservation Area - No

Flood Risk -Low

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

Broadband - Basic 9 Mbos Ultrafast 1000 Mbps

Coastal Erosion - No

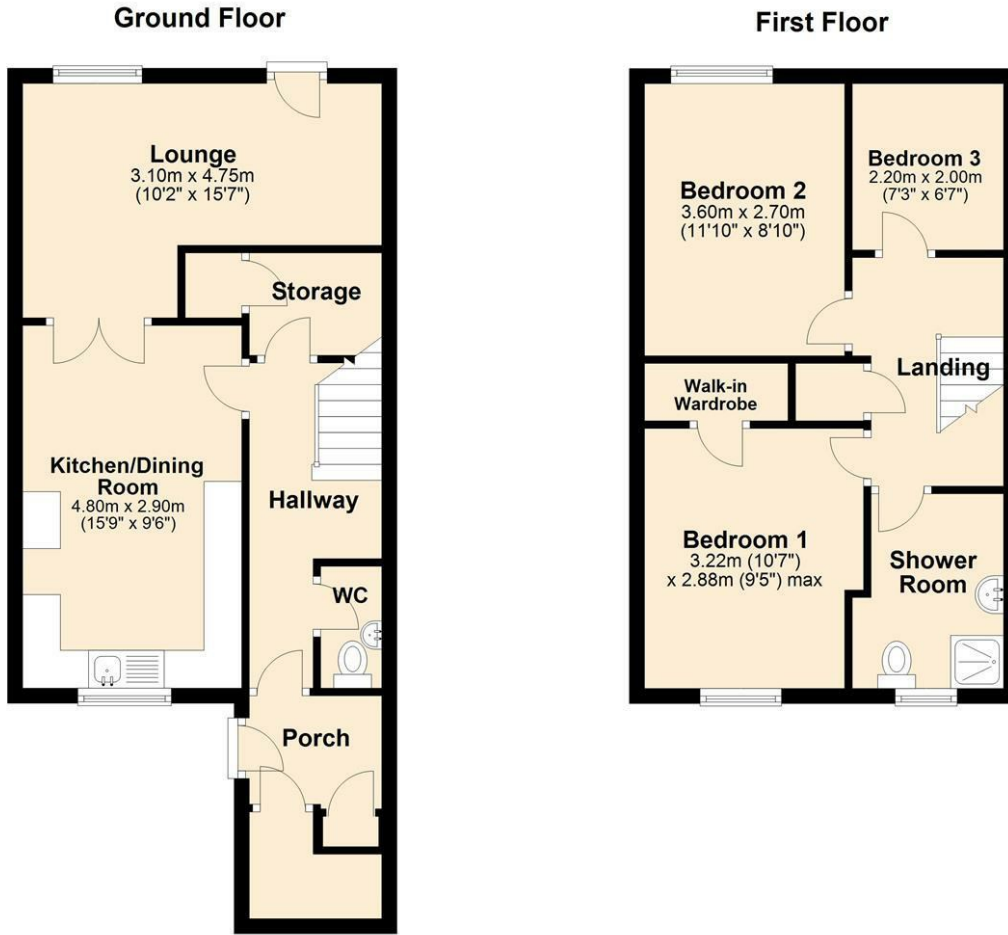
Coalfield or Mining Area -no

P l a n n i n g -

<https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?>

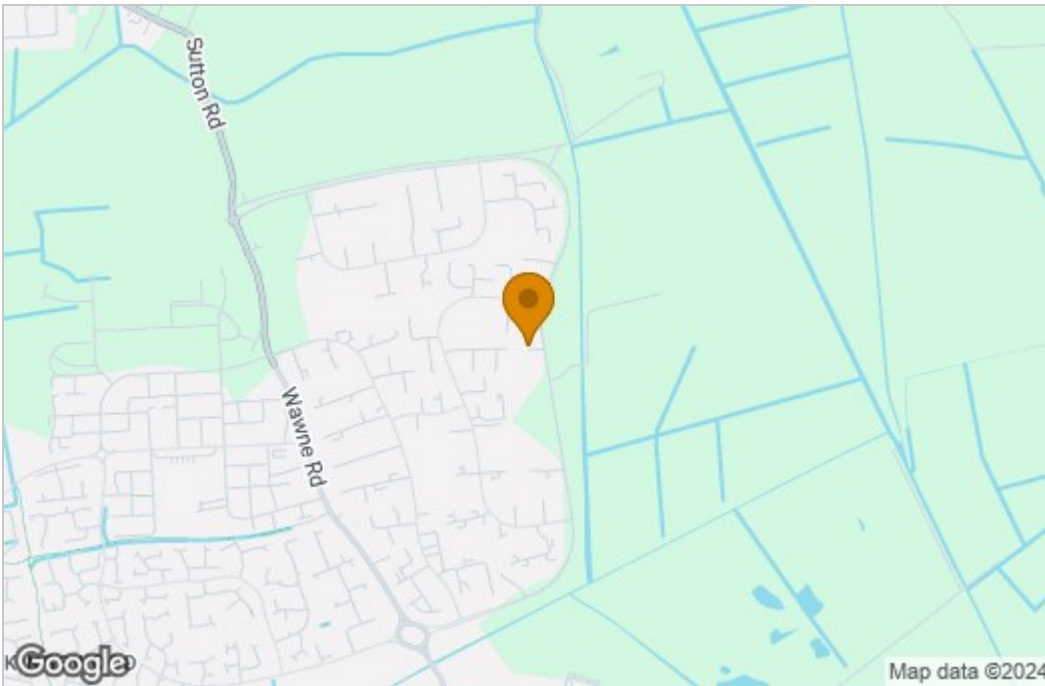
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Floor Plan

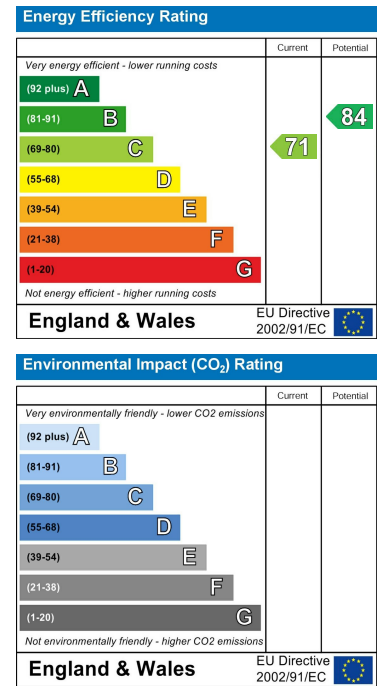


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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.