

Whitakers

Estate Agents



45 Fossdale Close, Hull, HU8 9UB

Offers In The Region Of £230,000

Whitakers are delighted to bring this well presented and spacious 3 bedroom end terraced home to the market.

Having been greatly extended and improved by the current owners, the property offers spacious family accommodation in a popular and sought after area.

Situated just off Howdale Road at the foot of a quiet cul-de-sac, well positioned for Sutton Village and local amenities together with well regarded local schools, the property briefly comprises; entrance porch, lounge, extended dining kitchen, downstairs cloakroom and conservatory to the ground floor whilst to the first floor there are 3 double bedrooms, the master being en-suite together with a family bathroom.

Having the additional benefit of an integral garage, off road parking and a lovely rear garden together with UPVC glazing and gas central heating, internal viewing is strongly recommended to fully appreciate the standard and scale of the accommodation on offer!

The Accommodation Comprises

Front Porch

UPVC entrance door into front porch with laminate flooring, central heating radiator and UPVC window to front aspect

Lounge 16' max x 11'11 (4.88m max x 3.63m)



With UPVC window to front aspect, carpeted flooring, central heating radiator and open plan staircase to first floor.

Kitchen/Diner 9' x 11'11 (2.74m x 3.63m)



Double doors into extended kitchen with a range of fitted wall and base units, contrasting work surfaces and tiled splash-backs. 4 ring halogen hob with extractor over and electric fan oven below. Vinyl flooring, central heating radiator and UPVC patio doors.

Kitchen Extension 5'9 x 8'8 (1.75m x 2.64m)



The kitchen extends to include further wall and base units with contrasting work surfaces and tiled splash backs, stainless steel sink with mixer taps over and integrated larder style fridge with vinyl flooring, UPVC window to rear aspect, internal door into garage and door into....

Downstairs Cloakroom

With low flush wc and UPVC window to rear aspect.

Conservatory 11'6 x 8'10 (3.51m x 2.69m)



With central heating radiator and French doors into rear garden.

First Floor Landing



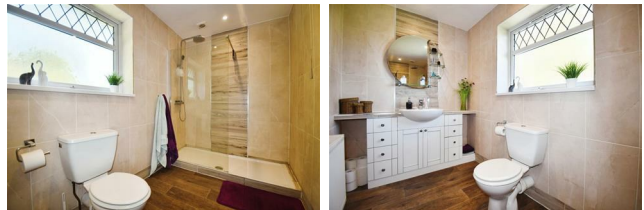
Stairs from lounge to first floor landing with carpeted flooring, central heating radiator and loft access hatch.

Bedroom One 17' x 11'10 (5.18m x 3.61m)



Double bedroom with UPVC window to front aspect, carpeted flooring and central heating radiator with door into.....

En-suite 5'8 x 11'10 (1.73m x 3.61m)



Spacious en-suite comprising double walk in shower with glazed screen and twin head mains shower, low flush wc and vanity sink unit. Laminate flooring, tiling to walls, central heating radiator and UPVC window to rear aspect.

Bedroom Two 7'9 x 11'11 (2.36m x 3.63m)



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

Bedroom Three 5'10 x 11'11 (1.78m x 3.63m)



Double bedroom with UPVC window to front aspect, carpeted flooring and central heating radiator.

Bathroom 9' x 4'6 (2.74m x 1.37m)



Bath with mixer taps, low flush wc and hand wash basin. Vinyl flooring, tiling to walls, central heating radiator, extractor fan and built in storage cupboard.

Garage

Accessed via front driveway with electric thermal door, electric supply and internal door into kitchen extension.

Outside



The property sits at the foot of a quiet cul de sac with a small lawn and spacious gravelled driveway to the front giving ample off street parking together with additional visitor spaces. Side gate access leads to the private enclosed rear garden laid mainly to lawn with mature borders and beds and fencing to perimeters.

Tenure

The property is Freehold

Council Tax

Council tax band A

EPC

EPC rating C

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/Tile

Conservation Area - Low

Flood Risk - No Risk

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

Broadband - Basic 5 Mbps, Superfast 60 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - 45, Fossdale Close, Hull, HU8 9UB

08/01461/FULL | (17-10-2008)

Status: Application Permitted

Erection of conservatory to rear (3m long x 4m wide x 3.4m high; 9'10" x 13'1" x 11'1").

04/00791/FULL | (17-06-2004)

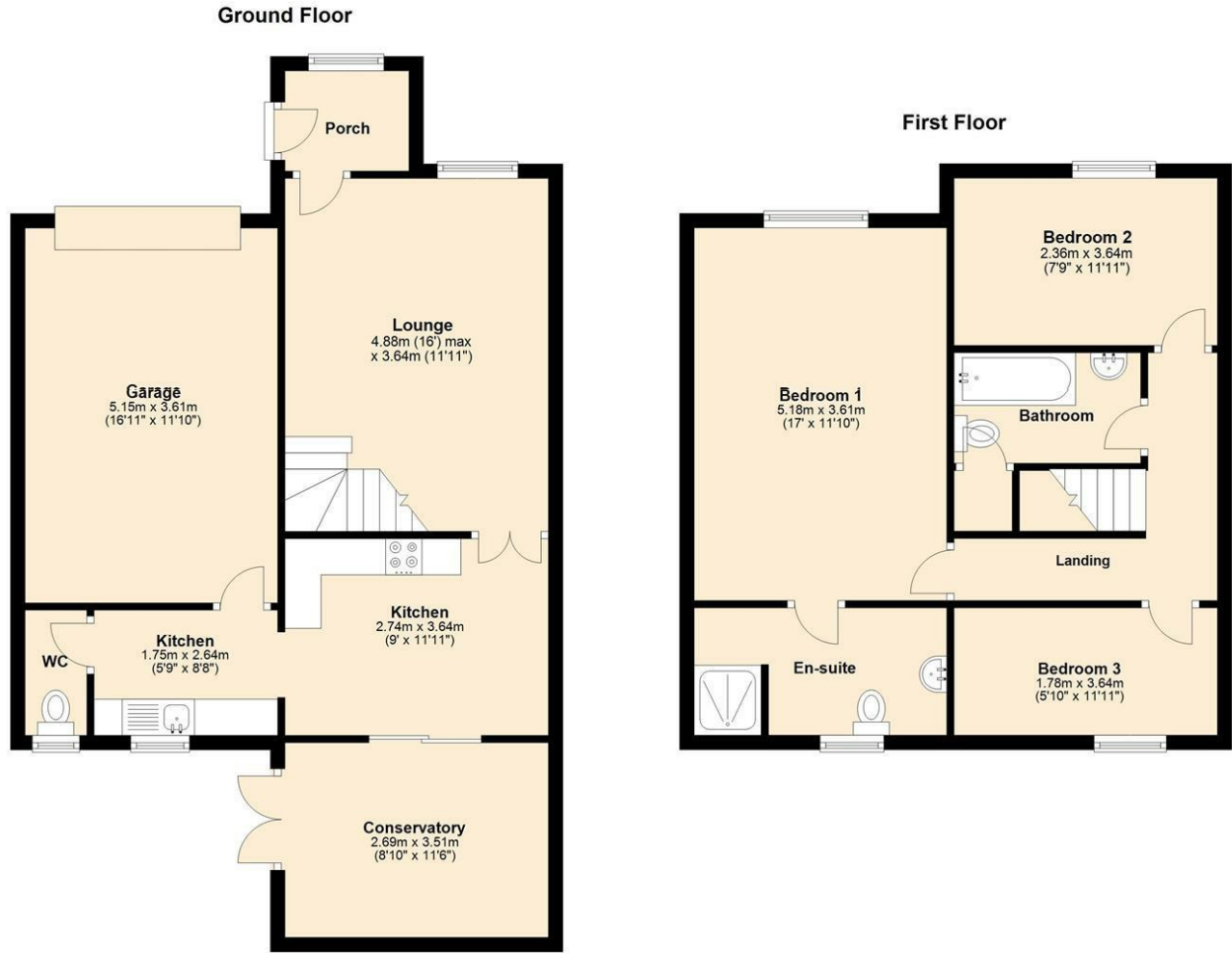
Status: Application Permitted

Erection of a two storey side extension with integral garage (7.8m long x 4.2m wide x 7.5m high; 25'6" x 13'9" x 24'7").

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

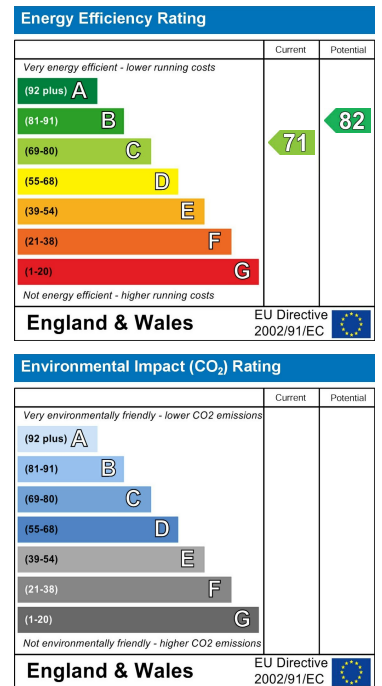


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.