

Whitakers

Estate Agents



3 Astley Close, Hull, HU12 8FN

Offers Around £190,000

This outstanding 3 bedroom modern mid terraced home is available to purchase in true "MOVE-IN" condition!

Situated on this sought after development in the ever popular market town of Hedon, ideally situated for local shops, schools and amenities together with excellent transport links into the City of Hull and out to East Coast villages, the property has been meticulously maintained and improved by the current owners to provide accommodation of the highest standard!

Briefly comprising; entrance hallway, lounge, modern dining kitchen, utility area and downstairs cloakroom to the ground floor, there are 3 bedrooms and a stunning shower room to the first floor.

Also benefitting from off road parking to the front and a lovely low maintenance private rear garden together with gas central heating and UPVC double glazing throughout, internal viewing is strongly recommended to fully appreciate the standard of accommodation on offer!

The Accommodation Comprises

Entrance Hallway



UPVC entrance door into hallway with tiled flooring, central heating radiator and carpeted stairs to first floor.

Lounge 12'7 x 11'9 (3.84m x 3.58m)



Lounge with UPVC window to front aspect, laminate flooring, feature radiator, media wall with inset electric feature fire and under stair storage cupboard

Dining Kitchen 12'4 x 11'8 (3.76m x 3.56m)



Contemporary modern kitchen with a range of white wall and base units, contrasting worktops and splashbacks. 4 ring gas hob with extractor over and electric fan oven below. Stainless steel inset sink with mixer taps, integrated dishwasher, modern style radiator, tiled flooring and UPVC French doors to rear garden. Opens into....

Utility Area 4'4 x 5'7 (1.22m/1.22m x 1.70m)



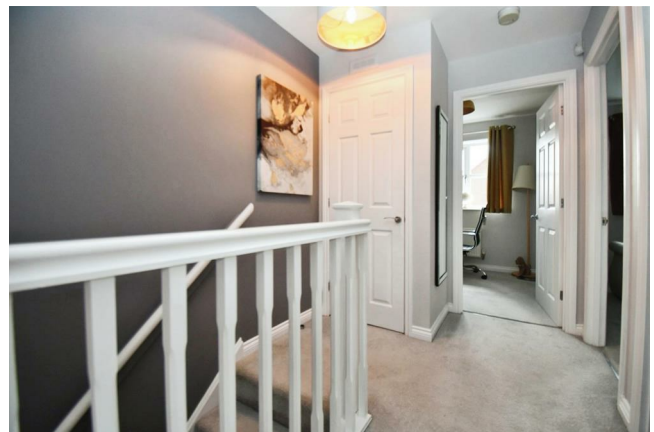
With fitted work surface, plumbing for under counter washing machine and drier, wall unit housing combi boiler, tiled flooring and UPVC window to rear. Door leads to....

Downstairs Cloakroom 5'8 x 4'4 max (1.73m x 1.32m max)



With low flush wc, hand wash basin, modern style central heating radiator, extractor fan, tiled flooring and half height wall tiling

First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring, storage cupboard and loft access hatch with drop down ladders to part boarded loft with electric lighting.

Bedroom One 15'8 x 9'9 (4.78m x 2.97m)



With two UPVC windows to front aspect, carpeted flooring, central heating radiator and fitted wardrobes to one wall

Bedroom Two 8'10 x 10'8 (2.44m/3.05m x 3.25m)



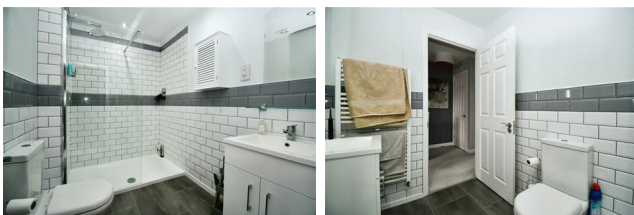
With UPVC window to rear aspect, carpeted flooring, central heating radiator and fitted wardrobes

Bedroom Three 6'6 x 6'11 (1.98m x 2.11m)



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

Family Shower Room 8'10 x 5'10 (2.69m x 1.78m)



Stunning modern shower room comprising walk in double mains shower with glazed screen and rainfall head, low flush wc and vanity sink unit. Heated towel rail, laminate tiled flooring, majority wall tiling and extractor.

Outside



The front of the property features a block paved driveway providing off road parking together with lawned and gravelled areas and beds with an array of mature plants and shrubs. To the rear of the garden is a lovely low maintenance enclosed garden with artificial lawn and paved patio seating area, storage shed, outdoor lighting and tap and fencing to perimeters with rear gate access.

Tenure

The property is Freehold

Council Tax

Council Tax band B

East Riding of Yorkshire Council

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.

Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 20 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - None specific to the property

Free Market Appraisals/Valuations

We offer a free sales valuation service, as an

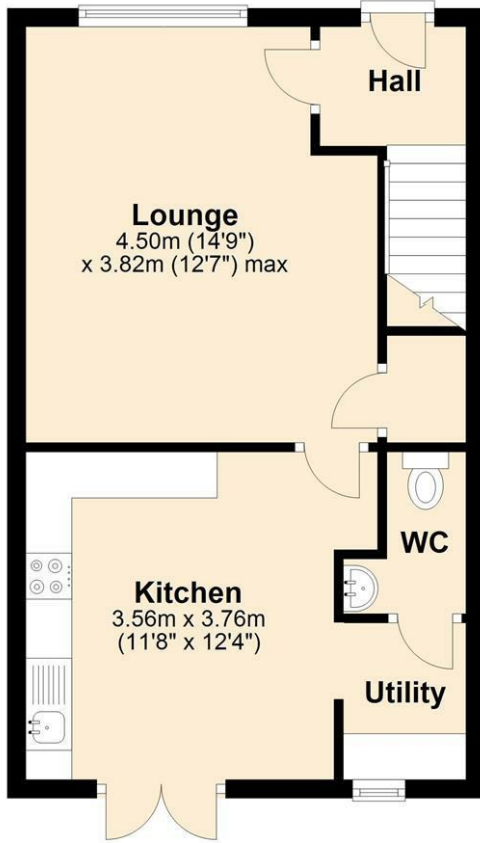
Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration:

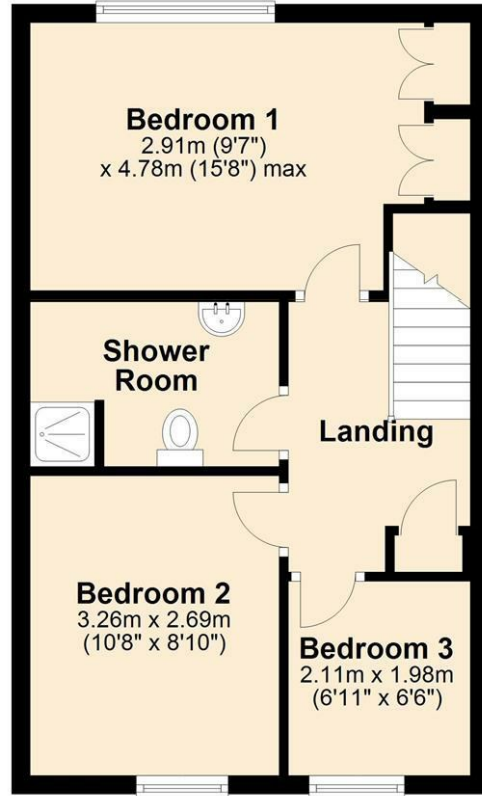
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

Ground Floor

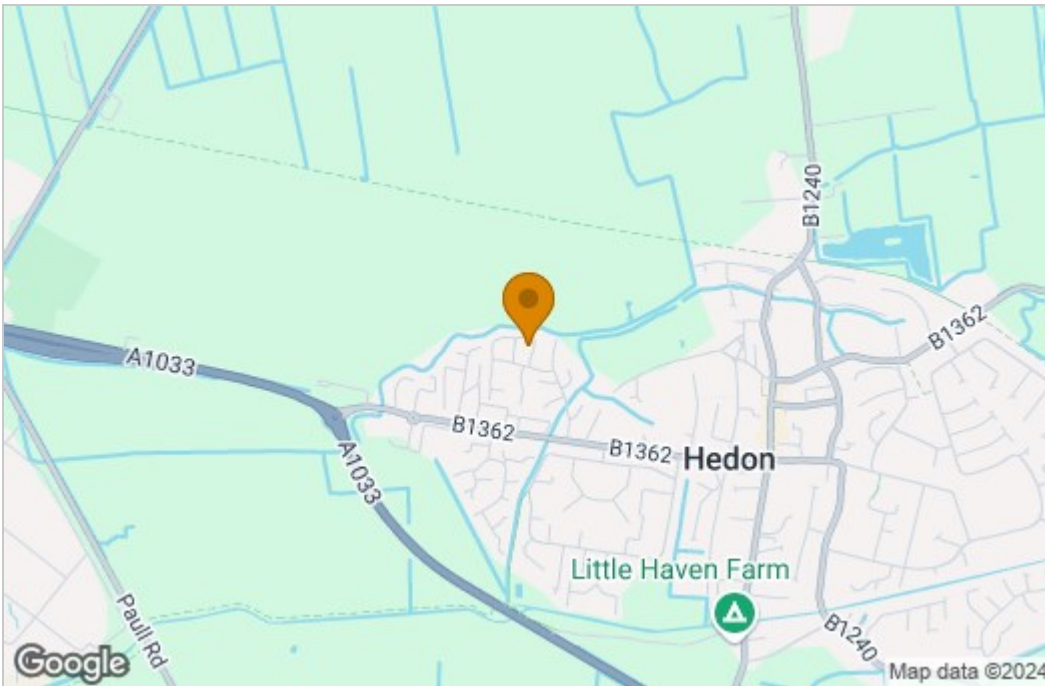


First Floor

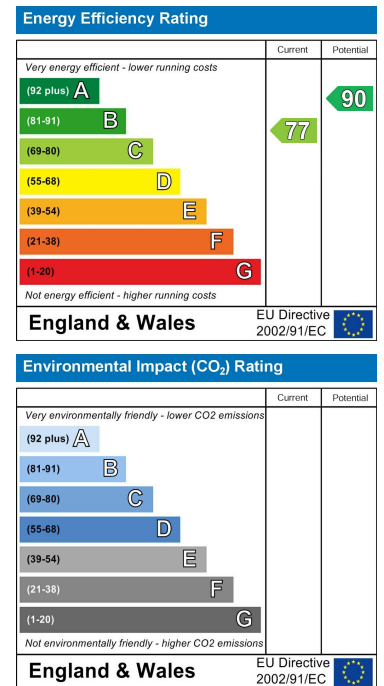


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.