

# Whitakers

Estate Agents



## 4 Tyrell Oaks, Hull, HU12 8RF

**Offers Around £190,000**

Whitakers are delighted to bring this modern 3 bedroomed end-terraced property to the market.

Situated on a quiet cul-de-sac in the ever popular market town of Hedon, well situated for local shops, schools and amenities, the property offers spacious family accommodation in a sought after location.

Immaculately presented throughout, the property briefly comprises; entrance hallway, lounge, dining kitchen and downstairs cloakroom to the ground floor whilst to the first floor there are 3 bedrooms, the master having a walk-in wardrobe which can easily be converted back to an en-suite together with family bathroom.

Also benefitting from off-road parking to the front together with enclosed rear garden together with gas central heating and UPVC double glazing, internal inspection is recommended!

The accommodation comprises:

#### Entrance Hall

UPVC double glazed window and door, central heating radiator, laminate flooring, under stairs storage cupboard and staircase to landing off.

#### Cloakroom



Gas central heating radiator, vanity wash basin, Loveless WC, and an extractor fan.

#### Lounge 17'3" x 10'8" (5.27 x 3.27)



UPVC double glazed bay window, central heating radiator, feature fireplace with a marble back and half and a living flame gas fire.

#### Dining Kitchen 10'4" x 17'1" (3.15 x 5.23)



UPVC double glazed French windows leading to the garden and a further upvc double glazed window to the kitchen area, gas central heating radiator, fitted with a range of base wall and drawer units with fitted work surfaces and tiled splashbacks, one and a half bowled stainless steel single drainer sink unit with a mixer tap,

plumbed for an automatic washing, level of hob, integrated fridge freezer, enclosed gas central heating boiler and tiled flooring.

#### Landing

Storage cupboard and access to the roof void.

#### Bedroom One 10'9" x 10'8" (3.29 x 3.26)



UPVC double glaze window and a gas central heating radiator, and a walk in wardrobe

#### Bedroom Two 10'5" x 10'8" (3.20 x 3.26)



UPVC double window and a gas central heating radiator.

#### Bedroom Three 6'11" x 7'11" (2.12 x 2.42)



UPVC double glaze window and central heating radiator

## Bathroom



UPVC double glazed window, to the rail radiator, partially tiled and fitted with a three-piece suite comprising panel bath with a mixer shower and shower screen, vanity wash basin, and flush WC, and an extractor fan.

## Outside



To the front of the property, there are two parking spaces. At the rear of the property is a private paved garden with storage shed.

## Council Tax

East Riding Of Yorkshire Council - Band B

## Tenure

This property is freehold

## 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 and tile

Conservation Area - No

Flood Risk - Medium

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

Broadband - Basic 10 Mbps Ultrafast 1000 Mbps

Coastal Erosion - Not applicable

Coalfield or Mining Area - Not applicable

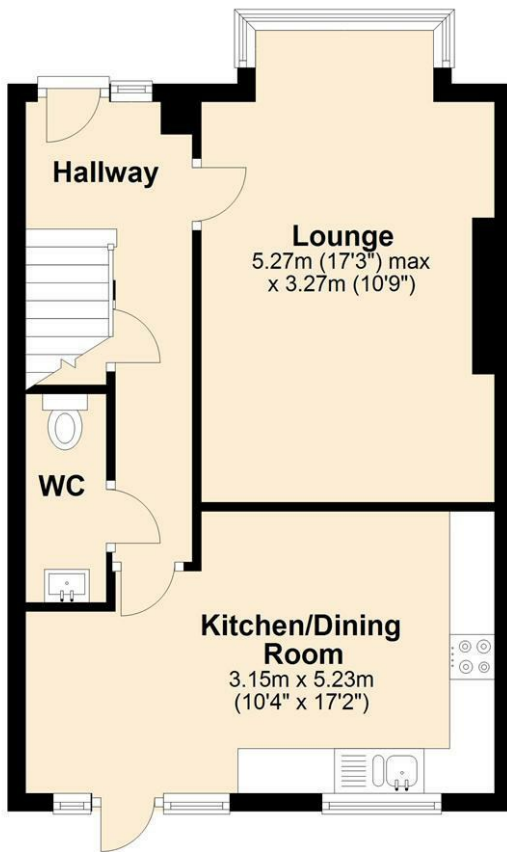
Planning - Not applicable

## Whitakers Estate Agent Declaration:

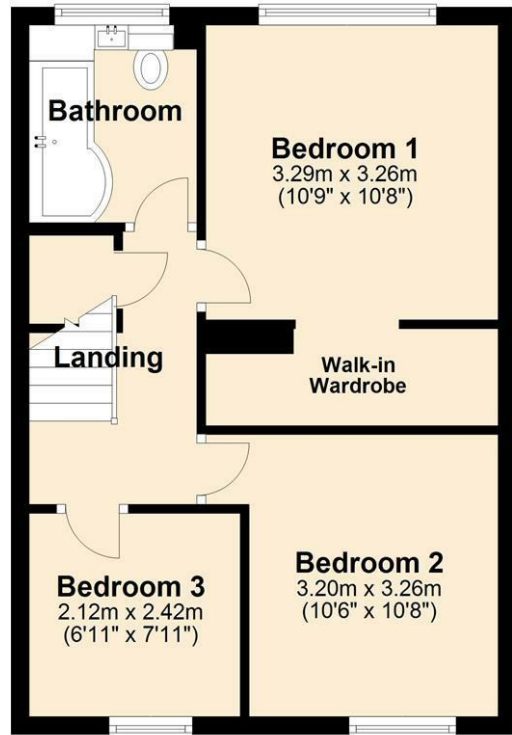
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

# Floor Plan

## Ground Floor

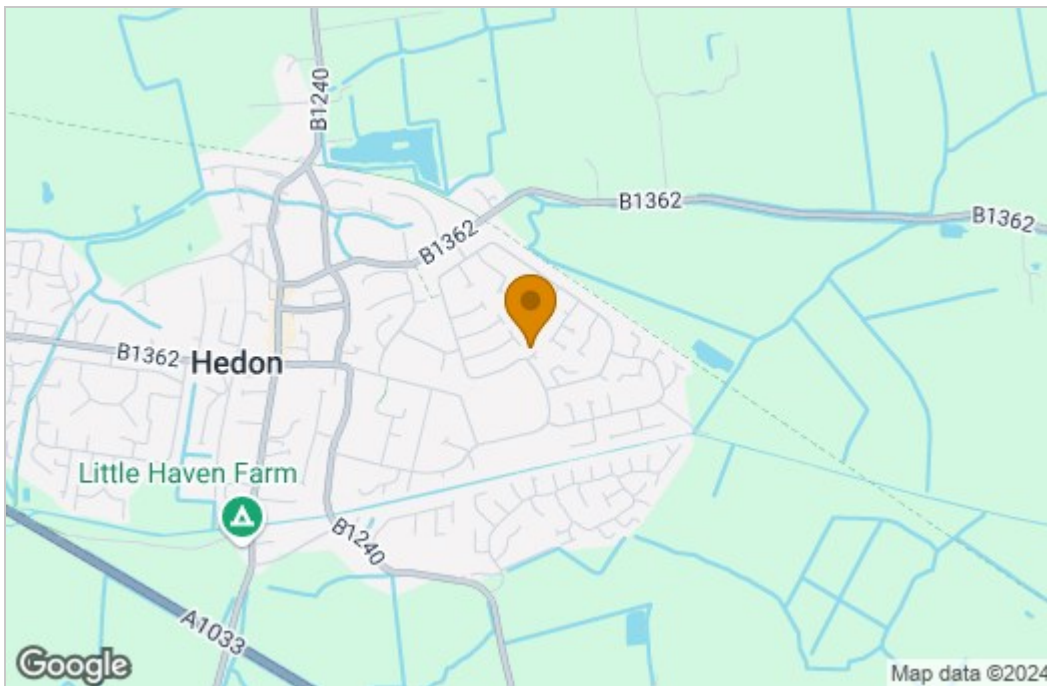


## First Floor

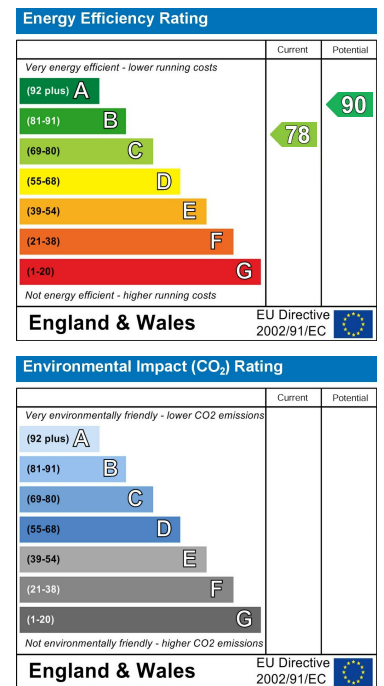


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.