

Whitakers

Estate Agents



14 Findon Close, Hull, HU7 3HG

Offers Around £85,000

This well presented 1 bedroom FREEHOLD Mews style quarter house offers is available to purchase with NO ONWARD CHAIN.

Well positioned in a peaceful Cul-de-Sac on the ever popular Kingswood Development, close to the local shops and leisure facilities of Kingswood Retail Park, the property would be ideal for first time buyers and investors alike!

Briefly comprising; entrance hallway and bathroom to the ground floor whilst the first floor there is a spacious lounge, fitted kitchen and double bedroom. Having the additional benefit of TWO parking spaces to the rear, electric heating and uPVC glazing throughout, the property provides ideal low maintenance living in a popular location hence, early viewing is recommended!

The Accommodation Comprises

Entrance Hallway



The sheltered front entrance door leads into spacious hallway with laminate flooring, modern wall mounted electric heater, carpeted stairs to the first floor and internal door into.....

Bathroom 8'6 x 5'6 max (2.59m x 1.68m max)



Modern bathroom comprising panel bath with mixer shower over and fitted screen, low flush wc and vanity hand wash basin. Electric heated chrome towel rail, tiled flooring, wall tiling to water sensitive areas and uPVC window to rear.

First Floor

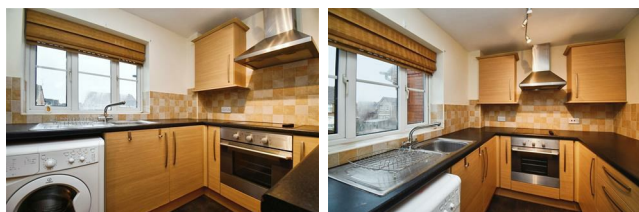
Carpeted stairs from entrance hallway with uPVC window to front aspect lead to.....

Lounge 11'6 x 12'6 max (3.51m x 3.81m max)



Spacious lounge with laminate flooring, modern wall mounted electric heater, storage cupboard housing immersion tank and further uPVC window to rear. Opens through to....

Kitchen 7'3 x 7'11 (2.21m x 2.41m)



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, single stainless steel

sink/drain with mixer taps. Plumbing for under counter washing machine, space for free standing fridge/freezer, vinyl tiled flooring and uPVC window to rear.

Bedroom 7'9 x 9'7 (2.36m x 2.92m)



Double bedroom with carpeted flooring, modern wall mounted electric heater, uPVC window to front aspect and built in wardrobe.

Outside



To the rear of the property there are 2 parking spaces.

Tenure

We understand the property to be freehold however prospective purchasers should verify this via Vendors solicitors

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC

EPC rating D

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 - No

Flood Risk - Low

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

Broadband - Basic 7 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

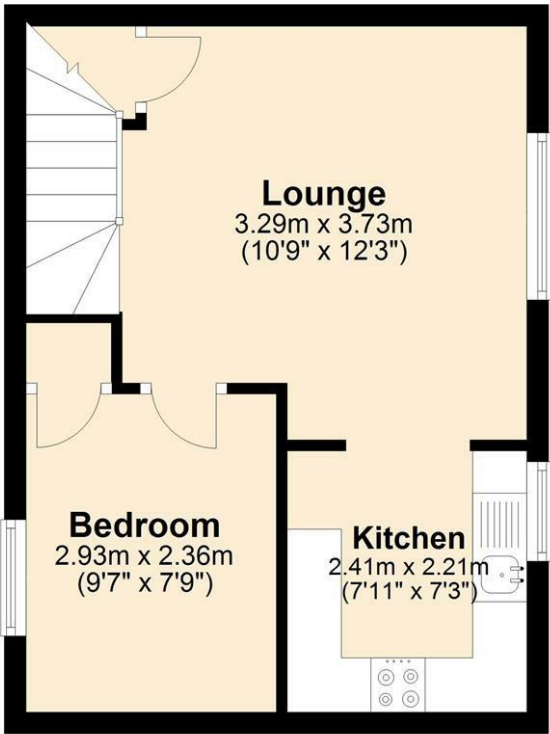
Planning - No

Whitakers Estate Agent Declaration:

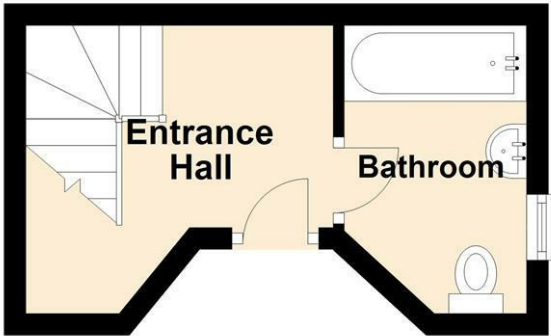
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Floor Plan

First Floor

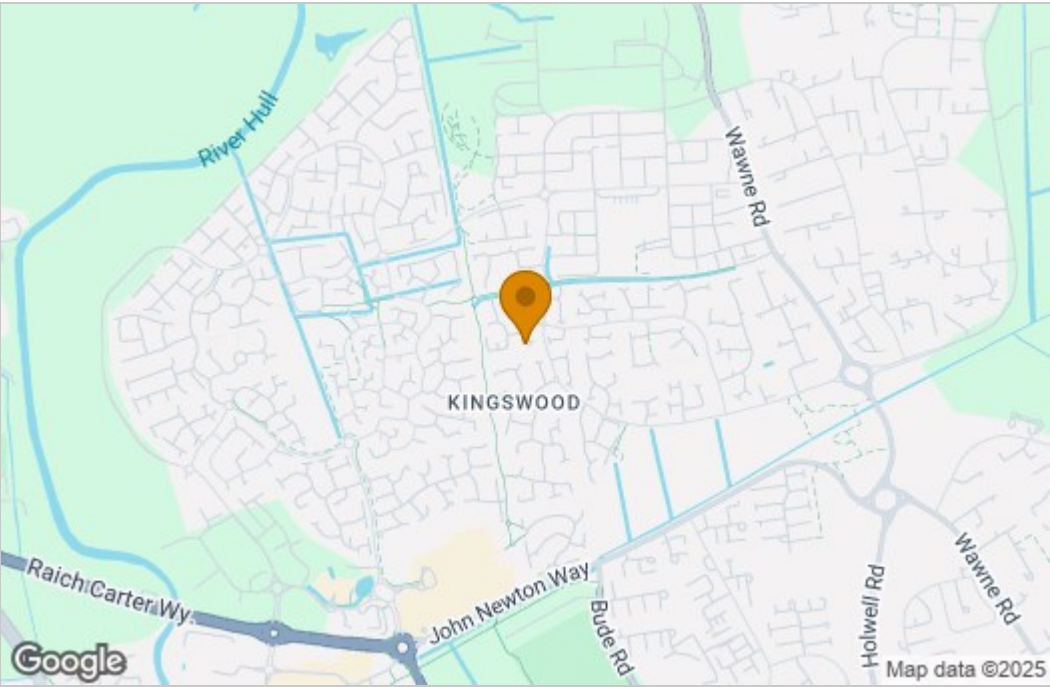


Ground Floor

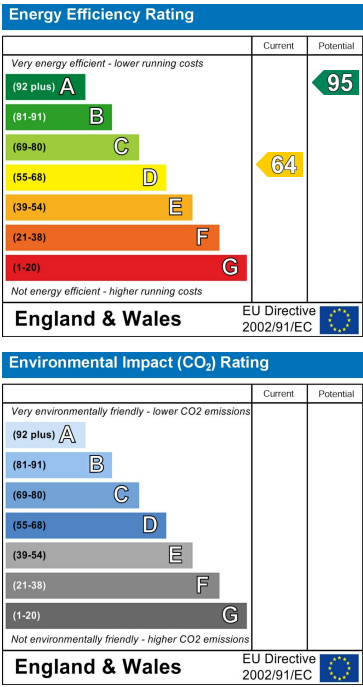


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.