

Whitakers

Estate Agents



5 Peckforten Close, Hull, HU7 4ZB

Offers In The Region Of £89,995

A FABULOUS OPPORTUNITY FOR THE FIRST TIME BUYER, THE BUSY PROFESSIONAL AND THE INVESTOR WITH AN EYE ON THE LUCRATIVE LETTINGS MARKET.

DECEPTIVE IN SIZE FROM ITS KERB SIDE APPEARANCE, THE PROPERTY BRIEFLY COMPRISES LOUNGE, DINING AREA, FITTED KITCHEN AND A BEDROOM AND BATHROOM TO THE MEZZANINE FIRST FLOOR. WITH GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING. THE PROPERTY ENJOYS A REAR GARDEN OF GOOD PROPORTION AND CAR PARKING AMENITIES TO THE FRONT.

LOCATED ON THE POPULAR CASTLE GRANGE DEVELOPMENT ENJOYING A QUIET CUL DE SAC POSITION AND BEING FREEHOLD, INTERNAL INSPECTION IS ENCOURAGED IN ORDER TO AVOID DISAPPOINTMENT.

Lounge 14'2" x 11'8" (4.34 x 3.56)



Including staircase to the mezzanine floor, window to the front aspect, wall mounted gas fire and a radiator. Opens to;

Dining Area and Fitted Kitchen 14'2" x 9'10" (4.34 x 3.00)



With a door giving access to the rear garden, a radiator and laminate flooring flowing through to the kitchen area where there is a range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Window to the rear aspect, partially tiled walls, plumbing for an automatic washing machine and integrated appliances include an electric oven, four ring gas hob and an over head extractor canopy.

Staircase to Mezzanine First Floor

Laminate flooring and a built in storage cupboard.

Bedroom 11'1" x 7'9" (3.38 x 2.37)



Window to the rear aspect, laminate flooring, Fitted wardrobe and dressing table unit and drawers.

Bathroom



A white suite to comprise panelled bath, wash hand basin and a low level wc. Tiled floor and partially tiled walls, a radiator and there is an electric shower over the bath with a shower screen to the bath side.

Gardens



To the front of the property is an open plan garden laid to lawn and to the rear an enclosed garden, laid to lawn with a paved patio area.

Car Parking

There is a communal car park to the front of the property.

Council Tax

Hull City Council - Band A

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 under tiled roof

Conservation Area - No

Flood Risk -Low

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

Broadband - Basic 12Mbps and Ultrafast 1500Mbps

Coastal Erosion - No

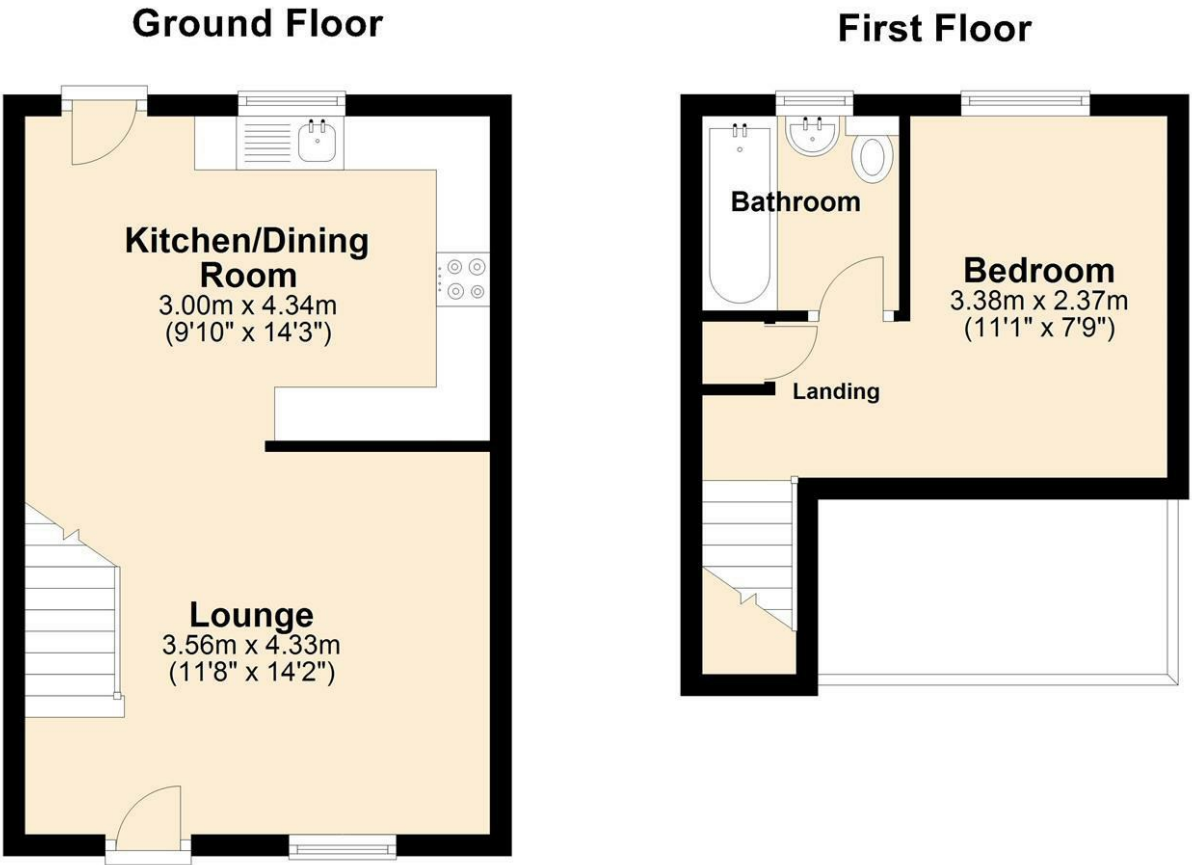
Coalfield or Mining Area -No

Planning -No

Whitakers Estate Agent Declaration:

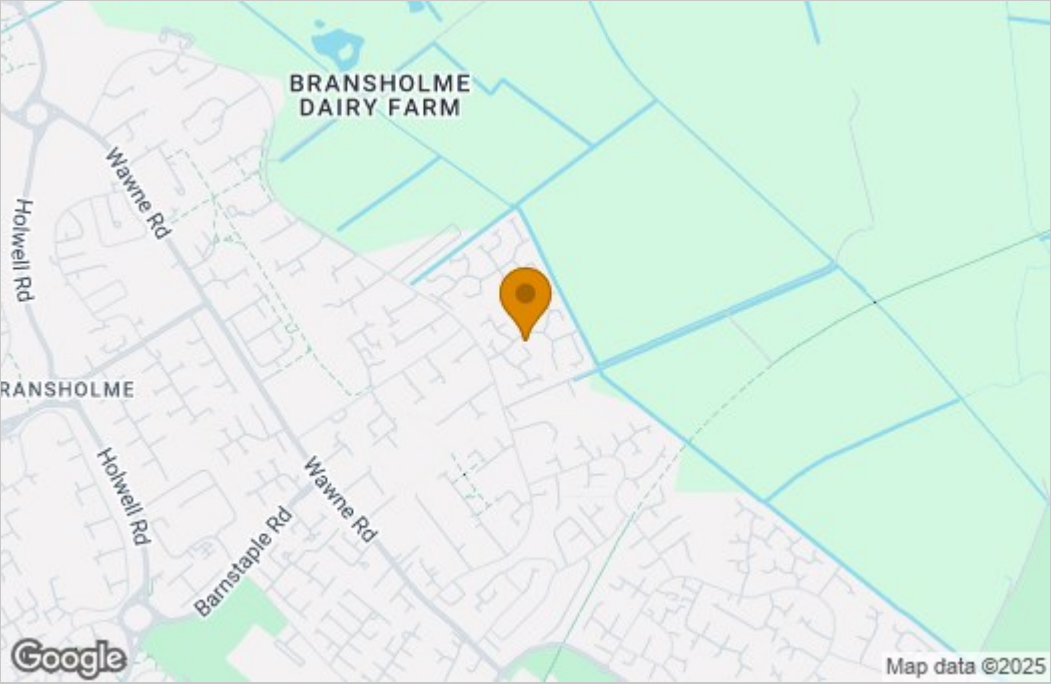
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Floor Plan

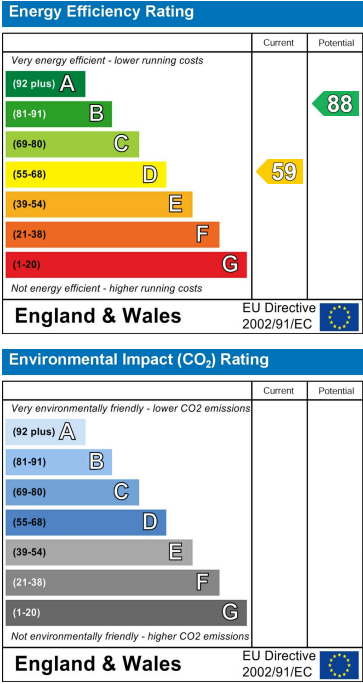


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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