

# Whitakers

Estate Agents



## 118 Littleham Close, Hull, HU7 4RS

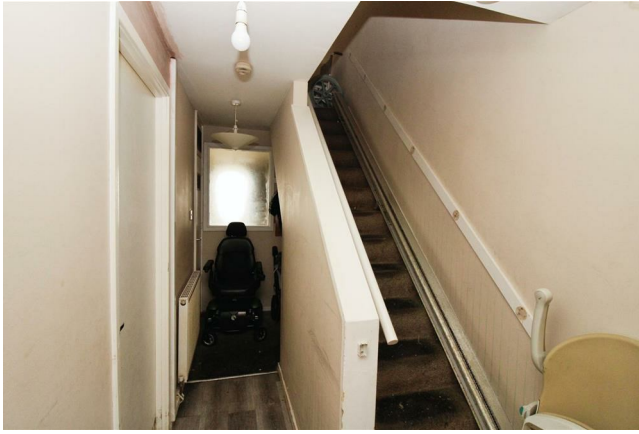
**£84,950**

Situated just minutes away from the transport, shopping and medical amenities at the Northpoint Centre, this brick built modern style mid terrace house will interest the growing family, first time buyer and the investor with an eye on the lucrative lettings market.

The accommodation briefly comprises entrance hall, cloak room, lounge, fitted dining kitchen with appliances, three bedrooms of good proportion and a shower room. With gas central heating to radiators and double glazing, the property stands in pleasant gardens and appointments to view are welcome.



## Entrance Hall



With staircase off and a radiator.

## Cloak Room

A low level wc unit and a wash hand basin within a vanity unit

## Lounge



Window to the rear aspect, feature Adam style fire surround, a radiator and a door giving access to the rear garden.

## Dining Ktchen



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel one and a half bowl sink unit with mixer tap and a matching breakfast bar. Window to the front aspect tiled floor, partially tiled walls, a radiator, plumbing for an automatic washing machine and a dishwasher and integrated appliances include an electric oven, four ring gas hob and a microwave oven.

## First Floor Landing

With a built in storage cupboard and a giving access to:

## Bedroom One



Window to the rear aspect, a radiator, fitted wardrobes and laminate flooring.

## Bedroom Two



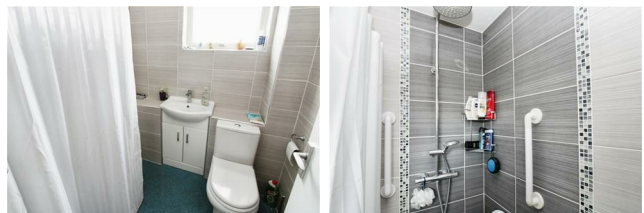
Window to the front aspect, a radiator and a built in storage cupboard.

## Bedroom Three



Window to the rear aspect and a radiator.

## Shower Room



Having a plumbed "Rain "shower unit, wash hand basin within a vanity unit and a low level wc. Non slip flooring, spotlights to the ceiling and a tall chrome heated towel rail.

## Gardens



To the front of the property is a small enclosed garden and to the rear, again an enclosed rear garden which is paved to patio and decorative aggregates.

### 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, Three and O2

Broadband - Basic 8 Mbps Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

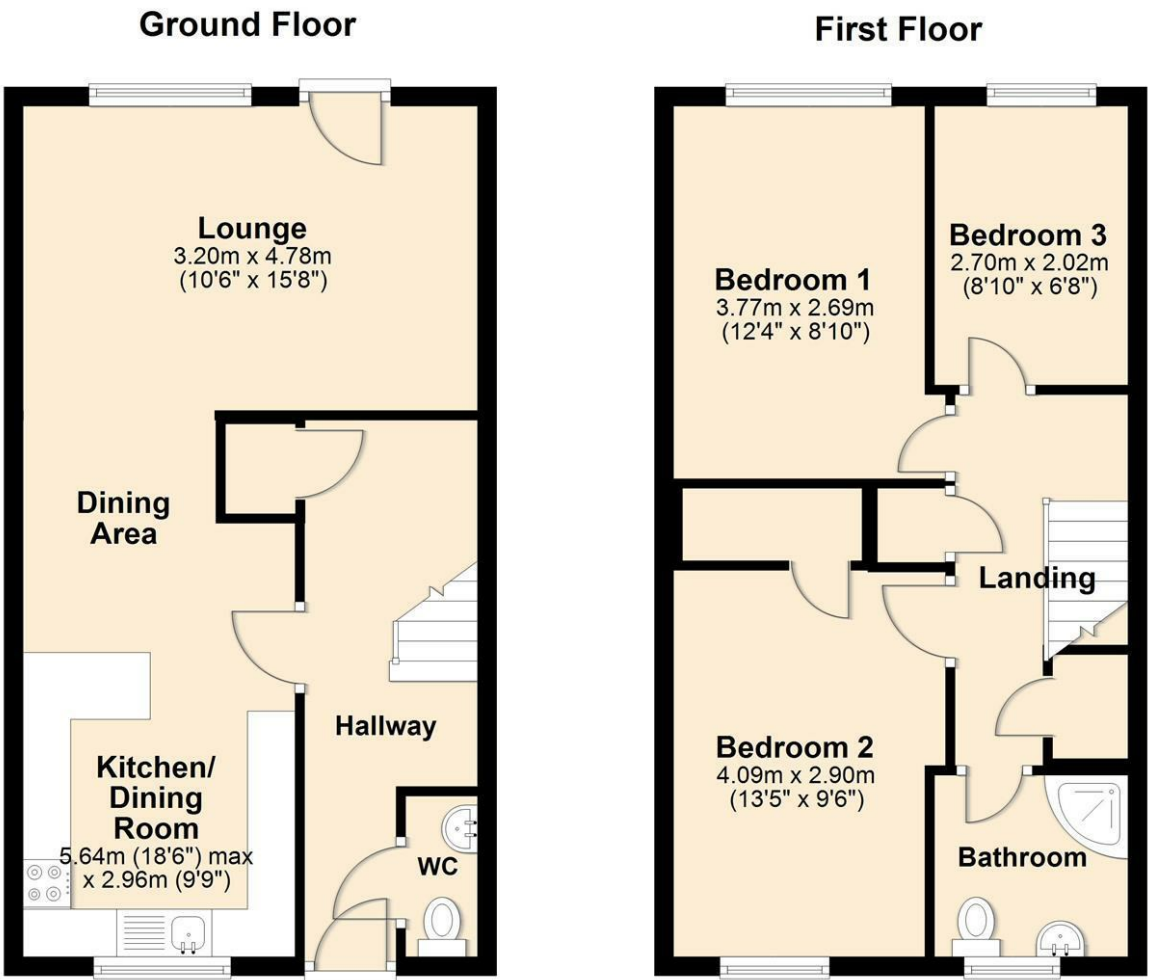
Planning -No

### Whitakers Estate Agent Declaration:

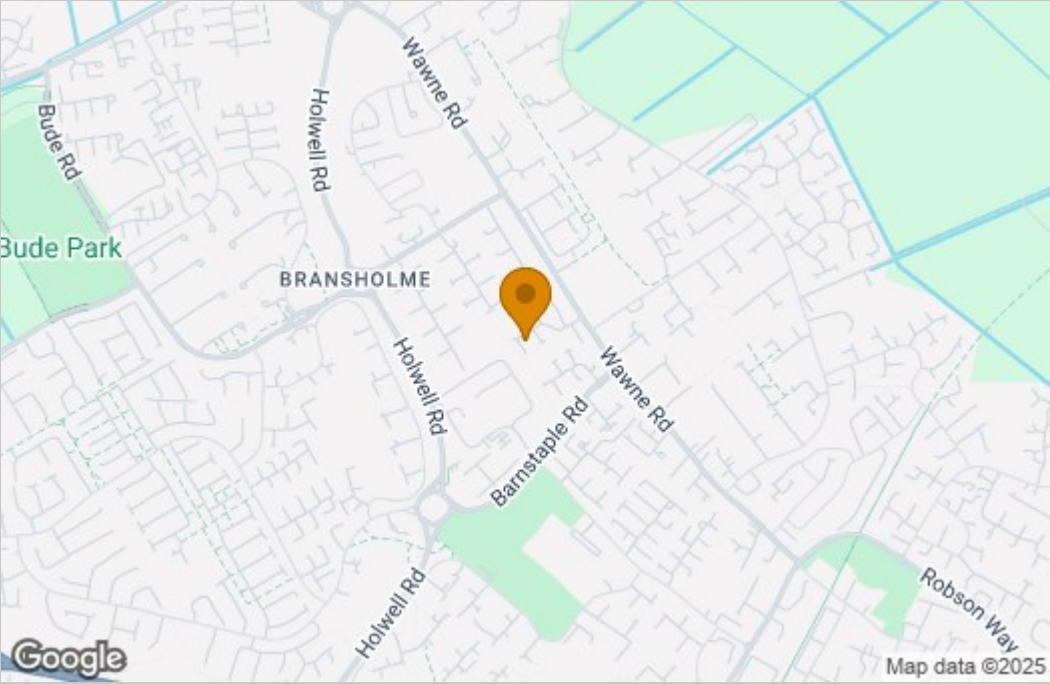
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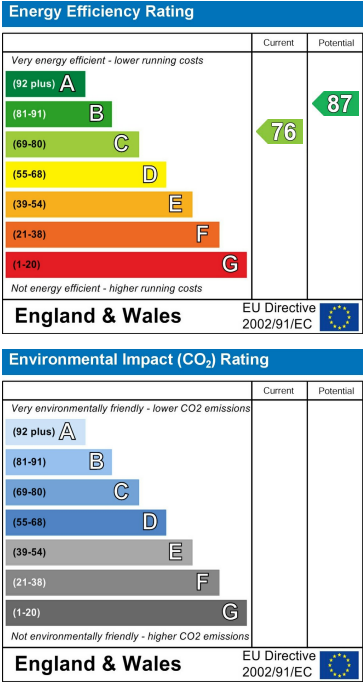
Floor Plan



Area Map



Energy Efficiency Graph



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