

# Whitakers

Estate Agents



**294 Stroud Crescent East, Hull, HU7 4QN**

**Asking Price £99,950**

AN ABSLOUTELY MUST VIEW FOR THE FIRST TIME BUYER AND THE GROWING FAMILY.  
EXTENDED AND SITUATED JUST A STROLL FROM THE SHOPPING AMENITIES AND THE MEDICAL CENTRE, THIS BEAUTIFULLY PRESENTED  
PROPERTY REPRESENTS A "MOVE INTO" OPPORTUNITY

The main features include - entrance hall, shower room, fitted kitchen with appliances dining room extension (which could be used as a fourth bedroom) and lounge to the ground level.

The first floor boasts two double bedrooms, a good third bedroom and a cloakroom.

Externally to the front there is a gravelled courtyard with a wooden storage shed and fencing to the surround.

The enclosed rear garden is also low maintenance in design being partly laid to lawn with artificial grass and block paved seating area and has an open aspect to the rear.

The accommodation comprises

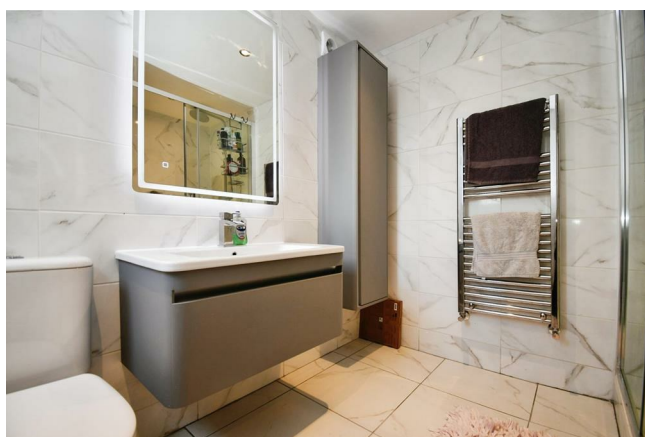


## Ground Floor

### Entrance Hall

Entrance door, UPVC double glazed window, central heating radiator, under stairs storage cupboard and laminate flooring.

### Shower Room



UPVC double glazed window, central heating radiator, fully tiled and furnished with a three-piece suite comprising walk-in enclosure with mixer / waterfall shower, vanity wash basin with mixer tap and low flush W.C.

### Kitchen



UPVC double glazed window, central heating radiator, laminate flooring and furnished with a range of floor and eye level units, contemporary worktop with matching splashback panelling above, sink with mixer tap, plumbing for an automatic washing machine and Frye and integrated oven with grill and hob with extractor hood above.

## Dining Room



UPVC double glazed window, central heating radiator, built-in storage cupboard and carpeted flooring.

## Lounge



UPVC double glazed French doors to the rear garden, central heating radiator and carpeted flooring.

## First Floor

### Landing

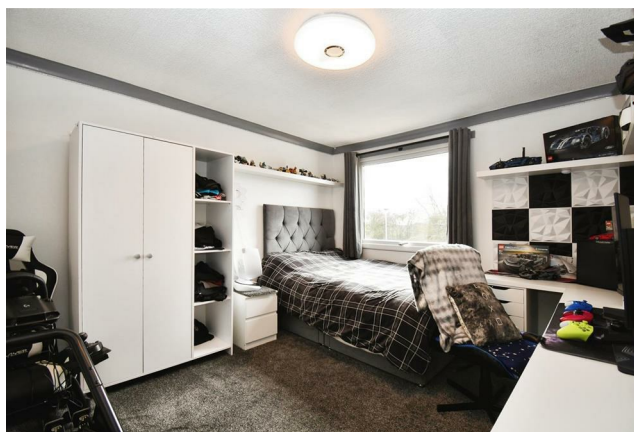
UPVC double glazed window and carpeted flooring. Leading to :

### Bedroom One



UPVC double glazed window, central heating radiator, over stairs storage cupboard and carpeted flooring.

### Bedroom Two



UPVC double glazed window, central heating radiator, built-in storage cupboard and carpeted flooring.



### Bedroom Three



UPVC double glazed window, central heating radiator and carpeted flooring.

### Cloakroom

UPVC double glazed window, Lino flooring and furnished with a low flush W.C.

### Rear External



The enclosed rear garden is low maintenance in design being partly laid to lawn with artificial grass and block paved seating area.

### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00300074029408

Council Tax band - A

### EPC rating

EPC rating - C

### Material Information

Construction - Non standard construction

Conservation Area - NO

Flood Risk -LOW

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

Broadband - Basic 8 Mbps and Ultrafast 1500 Mbps

Coastal Erosion -NO

Coalfield or Mining Area -NO

Planning

[https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?](https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?keyVal=L5LC2HSO05500&activeTab=summary)

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### 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 sale 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

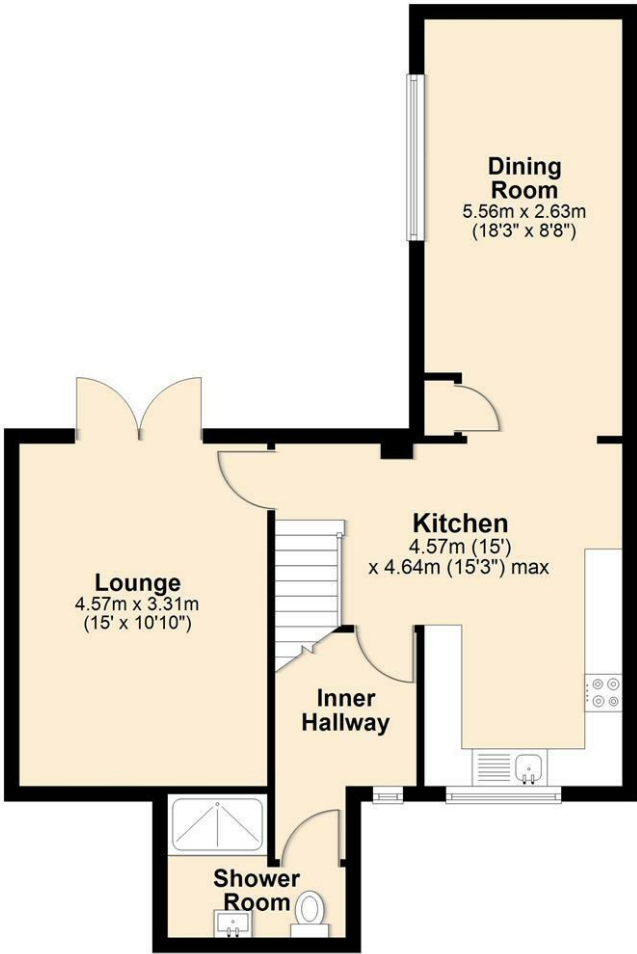
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### Whitakers Estate Agent Declaration

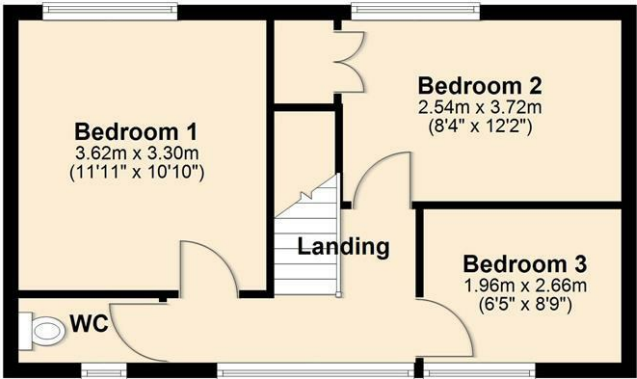
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

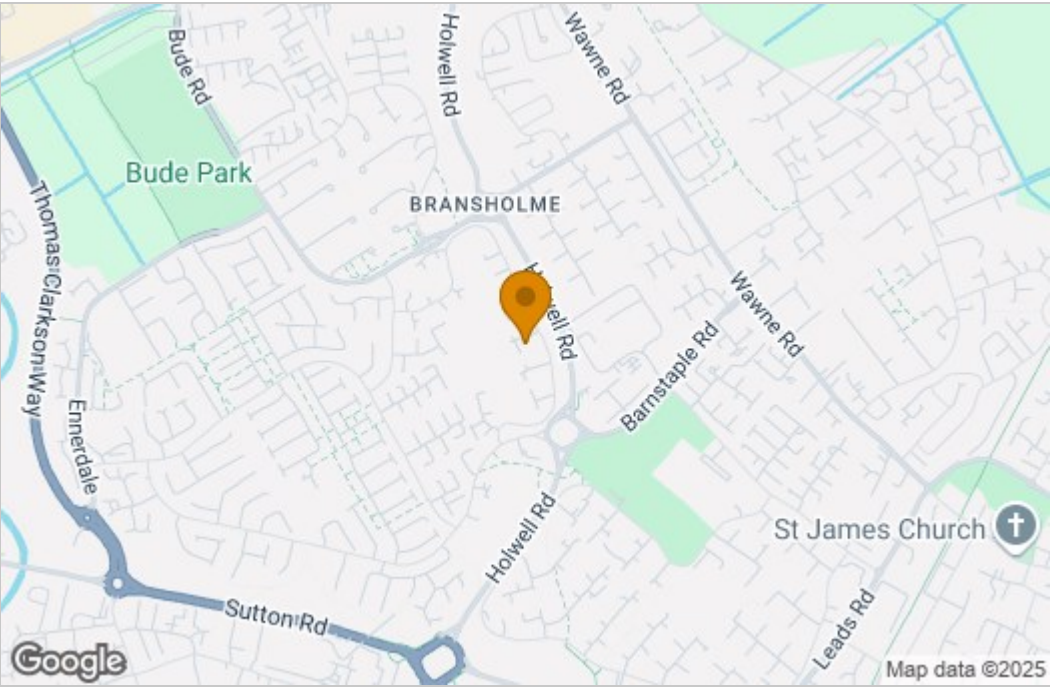
Ground Floor



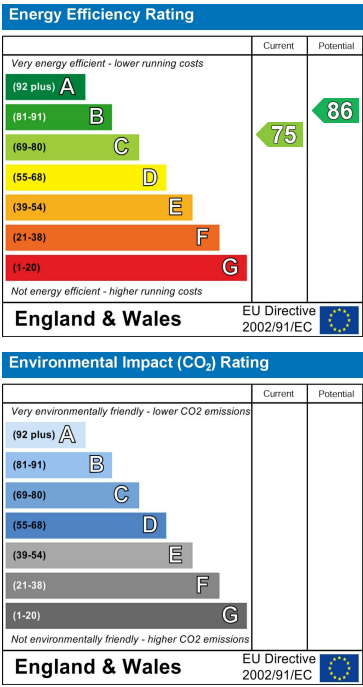
First Floor



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.