

Whitakers

Estate Agents



42 Crane Road, Hull, HU7 3FW

Offers Over £190,000

This STUNNING 3 bedroom terraced home really does need to be viewed to be fully appreciated.

Constructed in 2019 by esteemed local house builder Beal Homes, the property is situated on a peaceful cul-de-sac on ever popular Kingswood, well positioned for the local retail and leisure facilities of both Kingswood Retail Park and The Village Green as well as being ideally located for highly regarded Primary and Secondary Schools!

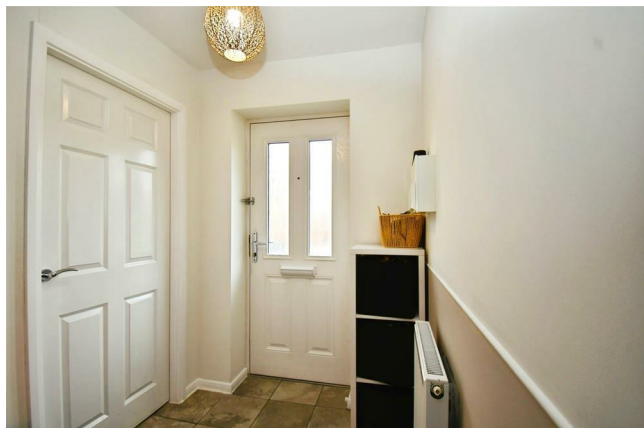
Having been immaculately maintained and improved by the current owners and presented in true "move in " condition, this lovely home would be ideal for First time buyers and families alike!

Tastefully and stylishly presented throughout, the property briefly comprises; entrance hallway, lounge, kitchen/diner and downstairs cloakroom to the ground floor whilst there are three generously sized bedrooms and a family bathroom to the first floor.

Having the additional benefit of off road parking to the front and a spacious low maintenance garden to the rear together with gas central heating and uPVC glazing, internal inspection is strongly recommended to appreciate the standard of accommodation available!

The Accommodation Comprises

Entrance Hallway



Composite door into entrance hallway with tiled flooring, central heating radiator and stairs to first floor.

Lounge 11'4 x 15'7 (3.45m x 4.75m)



With two uPVC windows to front aspect, laminate flooring and central heating radiator.

Kitchen/Diner 14'11 x 10'11 (4.55m x 3.33m)



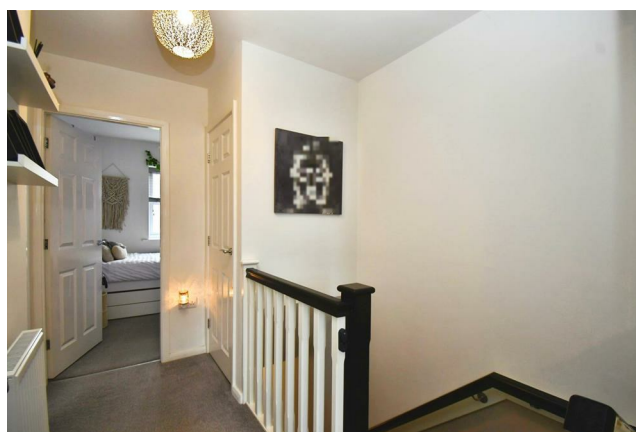
Spacious Kitchen/Diner featuring a range of fitted wall and base units with contrasting work surfaces and splash backs together with breakfast bar. 4 ring gas hob with electric fan oven below and extractor over, composite 1 1/2 bowl sink drainer, integrated dish washer and plumbing for automatic washing machine. Laminate flooring, ceiling spot lights, central heating radiator, uPVC window and French doors into rear garden and internal door into.....

Downstairs Cloakroom



With low flush w/c, hand wash basin, tiled flooring, central heating radiator and extractor fan.

First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring, central heating radiator and loft access hatch.

Bedroom One 14'11 x 8'11 (4.55m x 2.72m)



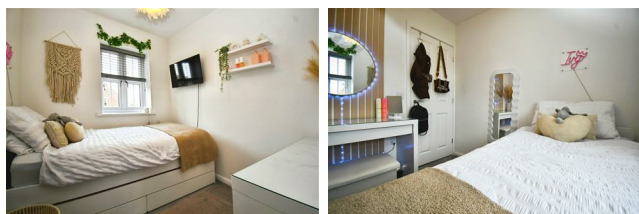
With carpeted flooring, central heating radiator and uPVC window to rear aspect.

Bedroom Two 7'5 x 12'3 (2.26m x 3.73m)



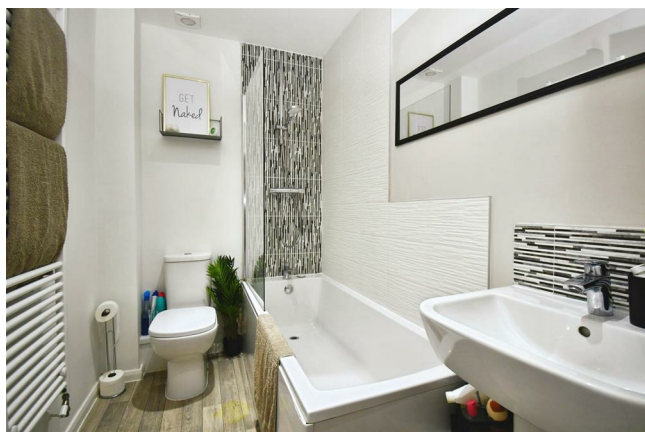
With carpeted flooring, central heating radiator and uPVC window to front aspect.

Bedroom Three 7'3 x 8' (2.21m x 2.44m)



With carpeted flooring, central heating radiator and uPVC window to front aspect.

Bathroom 8' x 5'2 (2.44m x 1.57m)



Modern bathroom comprising bath with mains shower over and fitted screen, low flush w/c and hand wash basin. Heated towel rail, vinyl flooring, wall tiling to water sensitive areas and extractor fan.

Outside



The front of the property is majority block paved providing off road parking together with a border featuring mature plants and shrubs.

To the rear of the property is a spacious enclosed low maintenance garden laid mainly to artificial lawn with paved patio, timber fencing to perimeters and rear gate access.

Tenure

The property is Freehold

Council Tax

Council Tax band B

Kingston upon Hull City Council

EPC

EPC rating B

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 - Very Low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

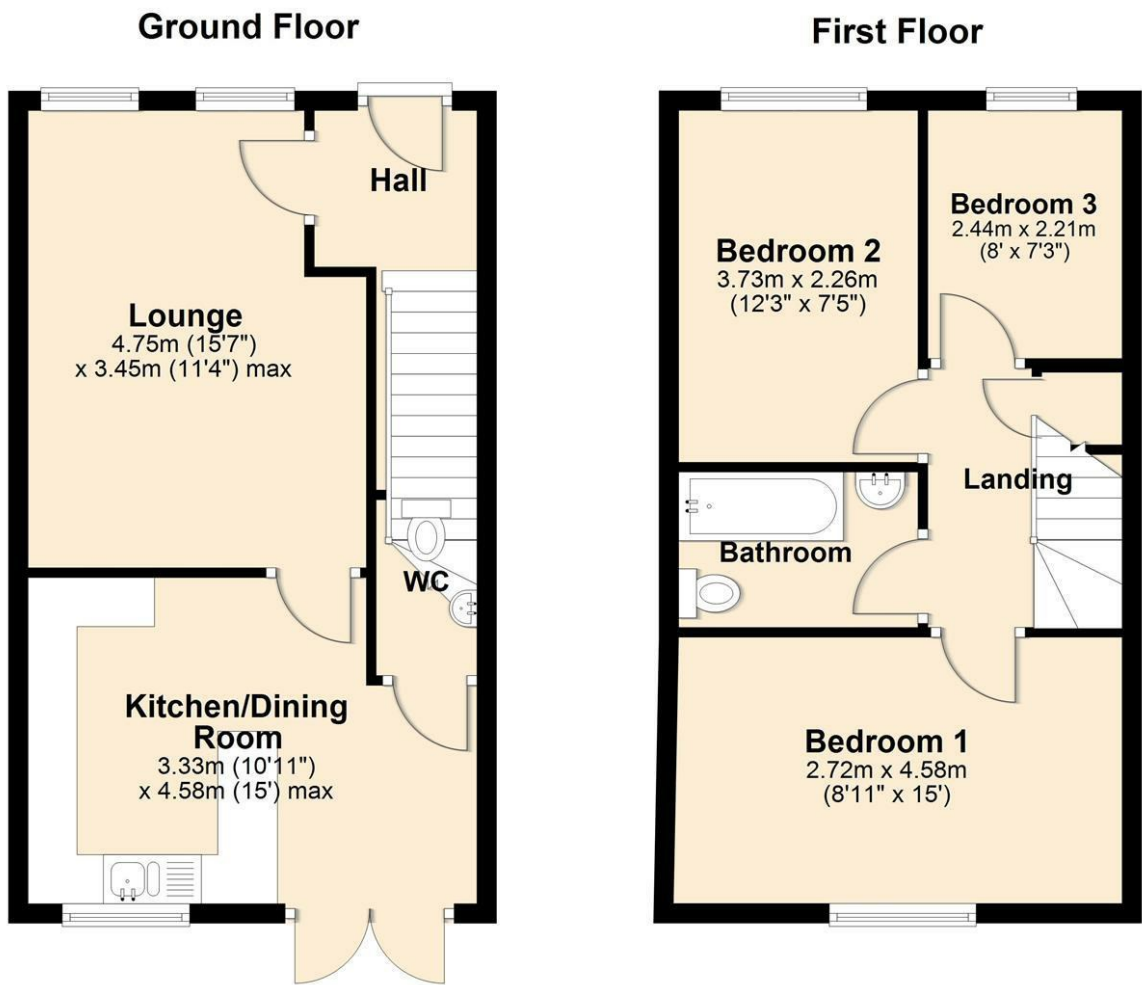
Coalfield or Mining Area - No

Planning - No

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.

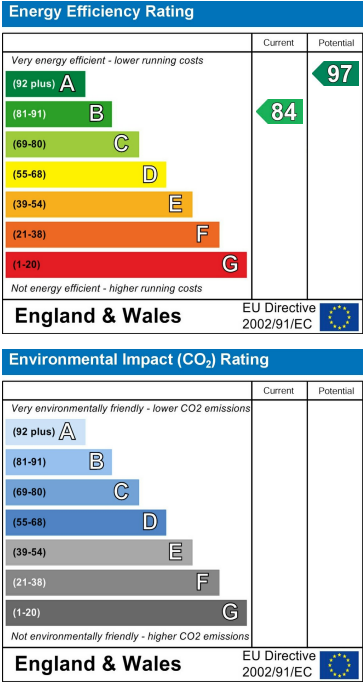
Floor Plan



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.