

Whitakers

Estate Agents



48 Newlyn Close, Hull, HU7 4PQ

Offers In The Region Of £94,950

This 3 bedroom terraced home is available to purchase with NO ONWARD CHAIN!

Situated on a quiet cul-de-sac in a most popular location, offering spacious living accommodation within easy access of North Point shopping centre as well as local shops, schools and transport links, this property would make a perfect first time purchase or investment!

Briefly comprising; front entrance porch, downstairs cloakroom, dining kitchen and lounge to the ground floor whilst there are 3 bedrooms and a well appointed shower room to the first floor.

Having the additional benefit of front and rear gardens, a garage which has been converted to a studio together with gas central heating and uPVC double glazing, early viewing is recommended!

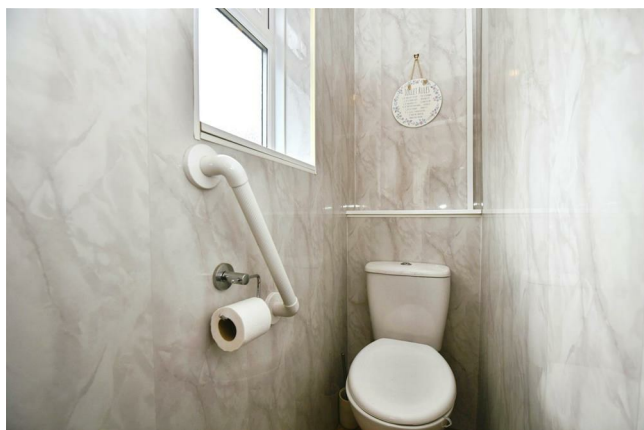
The Accommodation Comprises

Front Entrance Porch



uPVC entrance door into porch area with uPVC windows, under stair cupboard, vinyl flooring, central heating radiator and door into....

Downstairs Cloakroom



With low flush w/c, uPVC window to front aspect, vinyl flooring and panelled walls

Kitchen/Dining Room 15'3 x 11'9 (4.65m x 3.58m)



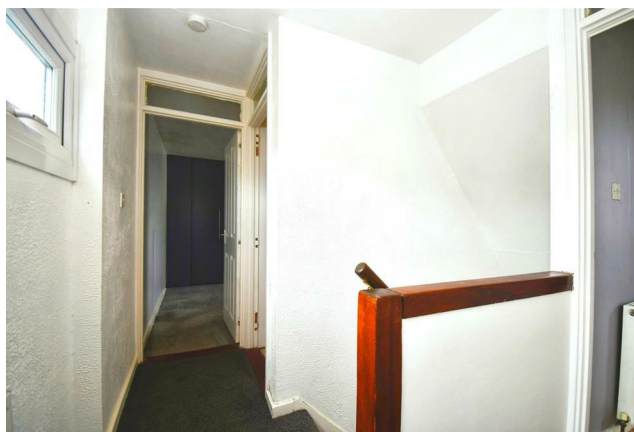
Fitted wall and base units with contrasting work surfaces and splash backs, 4 ring halogen hob with extractor over and low level electric fan oven. Stainless steel sink/drainage, plumbing for automatic washing machine and space for free standing fridge/freezer. uPVC window to front and rear aspect, uPVC French doors to rear, vinyl flooring and space for family dining table.

Lounge 15'3 x 14'6 (4.65m x 4.42m)



With uPVC Patio doors to rear garden, laminate flooring and two central heating radiators.

First Floor Landing



Stairs to first floor landing with carpeted flooring, uPVC window to front aspect and central heating radiator.

Bedroom One 15' x 11'4 (4.57m x 3.45m)



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

Bedroom Two 8'3 x 11'9 (2.51m x 3.58m)



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

Bedroom Three 11'11 x 5'5 (3.63m x 1.65m)



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

Bathroom 6'6 x 8'6 (1.98m x 2.59m)



Tiled shower cubicle with mains shower, low flush w/c and vanity sink unit. Vinyl flooring, storage unit, central heating radiator and uPVC window to front aspect.

Outside



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

Studio/Garage



The single garage has been converted into a Studio and features a uPVC window and door to the front, internal door into garage and full power supply

Tenure

The property is Freehold

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC

EPC rating C

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 - The property is not listed on the

Hull City Council non-standard construction list
however buyers should rely upon their own
survey

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 4 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

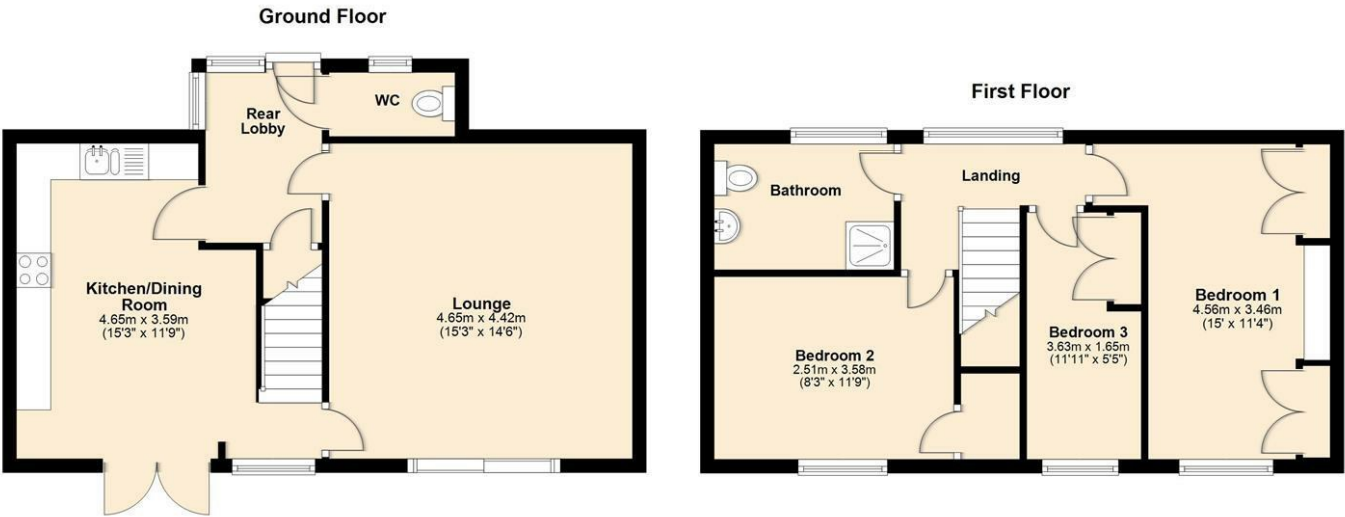
Coalfield or Mining Area - No

Planning - No

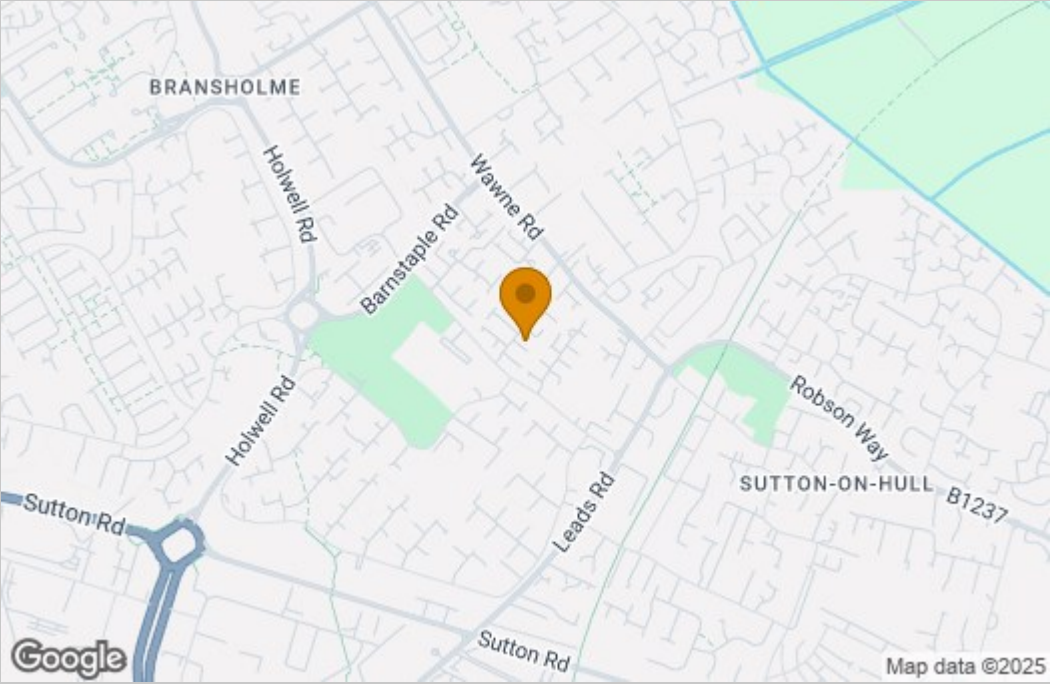
Whitakers Estate Agent Declaration:

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are give notice that these particulars are
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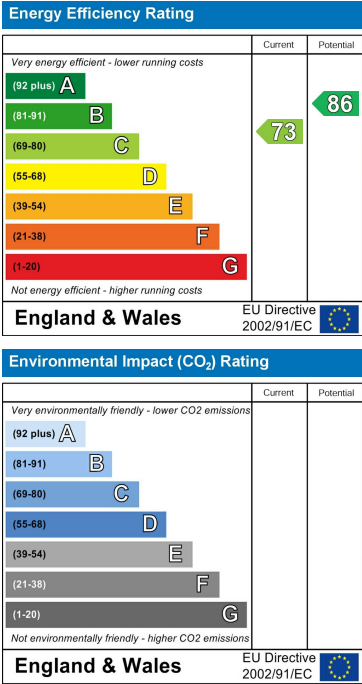
Floor Plan



Area Map



Energy Efficiency Graph



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