

Whitakers

Estate Agents



2 Flemish Crescent, Hull, HU3 5BN

£169,950

Superbly presented three bedroom semi-detached property situated overlooking an area of open green space.

The accommodation briefly comprises: entrance hall, cloakroom / W.C., fitted dining kitchen and lounge to the ground floor with three bedrooms and a well appointed bathroom to the first floor.

There is an open plan foregarden, a private side driveway and a low maintenance enclosed rear garden.

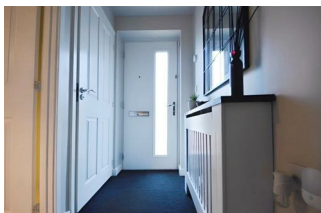
The property benefits from having Upvc double glazing and gas fired central heating.

An internal viewing is most highly recommended.

The Accommodation Comprises

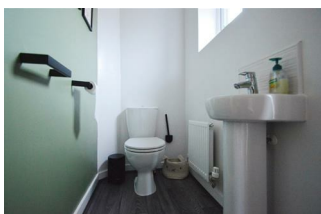


Entrance Hall



An external composite entrance door with an obscured double glazed panel insert leads into the entrance hall. Having a central heating radiator and where a flight of stairs lead to the first floor accommodation.

Cloakroom / W.C. 4'9" x 3'2" (1.45m x 0.99m)



Being fitted with a two piece suite in white comprising: low level W.C. suite with button push flush and a pedestal wash hand basin with mixer tap and a tiled splashback finish to the wall. There is a central heating radiator, a frosted double glazed Upvc window to the front elevation and a wood effect laminate finish to the floor.

Dining Kitchen 13'7" x 11'6" (4.15m x 3.53m)



Being fitted with a comprehensive range of units in a steel blue / grey finish with matt steel effect fittings comprising: wall mounted eye level units, drawers and base units with a complementary fitted wood effect 'Butchers block' style worksurface over which incorporates a composite sink and drainer unit with a mixer tap.

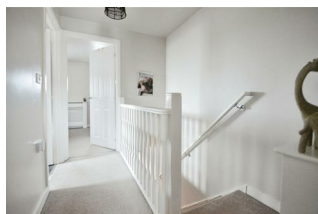
There is an integrated 'AEG' double oven, an 'AEG' induction hob with a feature extractor canopy hood above, plumbing for an automatic washing machine, housing for a larder style fridge freezer, a tiled splashback finish to the walls, a wood effect laminate finish to the floor, a central heating radiator, and a Upvc double glazed window to the front elevation. Concealed within a wall mounted unit is the 'Ideal Logic Combi ESPI 30' boiler and the consumer unit.

Lounge 14'9" x 11'8" (4.50m x 3.56m)



Having a central heating radiator, a built-in understairs storage cupboard, a Upvc double glazed window to the side elevation and Upvc double glazed sliding patio doors to the rear elevation leading onto the rear garden.

Landing



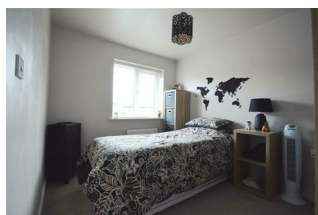
Having a central heating radiator.

Bedroom One 14'9" x 9'7" (4.50m x 2.94m)



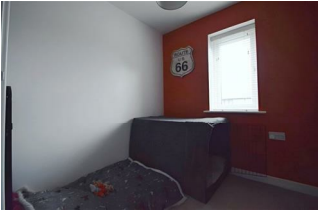
Having a built-in cupboard situated over the bulkhead, a central heating radiator and two Upvc double glazed windows to the front elevation.

Bedroom Two 9'11" x 8'0" (3.03m x 2.45m)



Having a central heating radiator and a Upvc double glazed window to the rear elevation.

Bedroom Three 6'8" x 6'5" (2.04m x 1.98m)



Having a loft hatch access to the ceiling, a central heating radiator and a Upvc double glazed window to the rear elevation.

Bathroom 8'5" x 5'4" (2.57m x 1.65m)



Bring fitted with a three piece suite in white comprising: panelled bath with mixer tap, mains shower and fitted glazed side screen, a pedestal wash basin with mixer tap and a low level W.C. suite with button push flush. There is a central heating radiator, an extractor fan unit to the ceiling, a partially tiled finish to the walls, a wood effect laminate finish to the floor and a frosted double glazed Upvc window to the side elevation.

External



To the front of the property there is an open plan garden laid to decorative aggregates. A private side driveway provides off street parking, whilst to the rear of the property there is an enclosed garden with areas laid to gravel bonded resin, artificial lawn and decking. There is a garden store shed and timber fencing to the boundaries.

Tenure

The tenure of this property is Freehold.

Council Tax Band

Local Authority - Kingston-Upon-Hull.

Council Tax Band 'A'.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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.

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.

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.

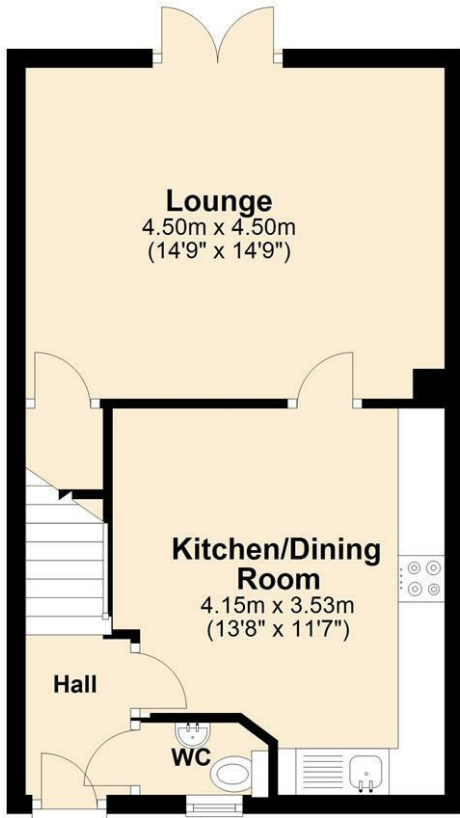
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Whitakers Estate Agent Declaration

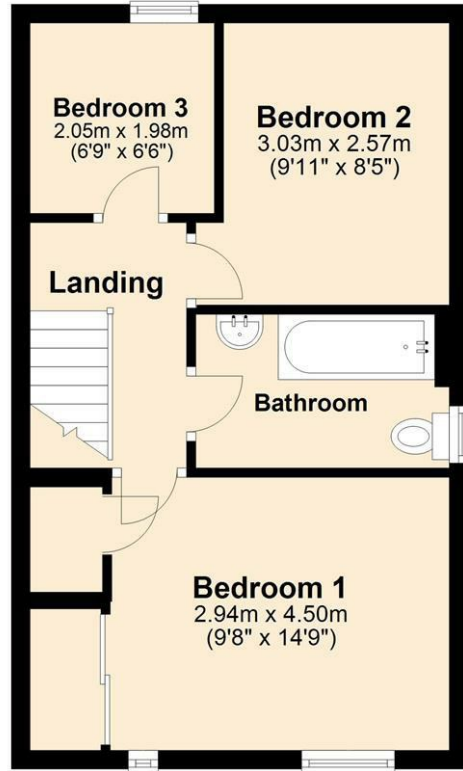
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Floor Plan

Ground Floor



First Floor

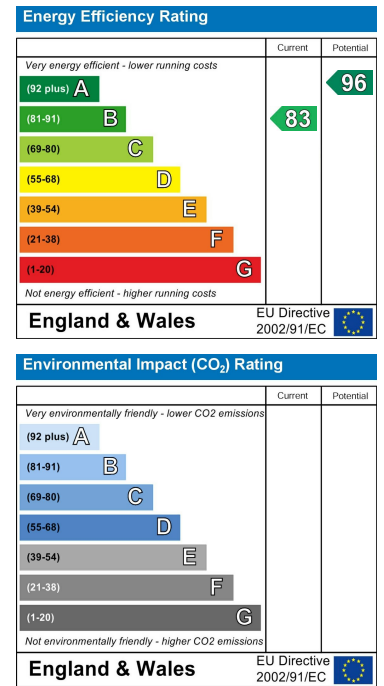


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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