

Whitakers

Estate Agents



58 Clyde Street, Hull, HU3 5QZ

Asking Price £190,000

This deceptively spacious three bed semi detached property was built by reputable builders Keepmoat Homes in 2022 meaning that this modern family home still has most of its new home warranty still available giving any new buyer the piece of mind their new home is covered.

This immaculate property has been meticulously maintained to a high standard and offered to the market as move into condition, ready for its new owners to enjoy from day one. The main features include - entrance, contemporary fitted kitchen with a host of integrated appliances, open plan lounge / diner with French doors that open out to the garden together with useful ground floor W.C. The first floor will also impress as there are three double bedrooms meaning no compromise on space (master with built in storage cupboard) along with the well appointed family bathroom suite.

Externally to the front of the property is a low maintenance garden, the rear is enclosed to the boundary and mainly laid to lawn with a paved patio area, with side drive to accommodate two cars.

This immaculate family home really does tick all the boxes in terms of size, location and condition.

Early viewings are advised.

Accommodation Comprises

Entrance

Double glazed front door.

Hallway

LVT flooring and radiator.

WC



UPVC double glazed window, low flush WC, pedestal sink unit, radiator and tiled floor.

Lounge 22'5 x 16'6 (6.83m x 5.03m)



UPVC double glazed French doors, LVT flooring and two radiators.

Open plan Kitchen / Diner



A range of base, wall and drawer units with work

tops above. Integrated oven and hob with hood over, sink unit with mixer tap, fridge freezer, washing machine and dishwasher. Understairs storage and radiator.

First Floor Landing

Loft hatch.

Bedroom One 8'9 x 16'6 (2.67m x 5.03m)



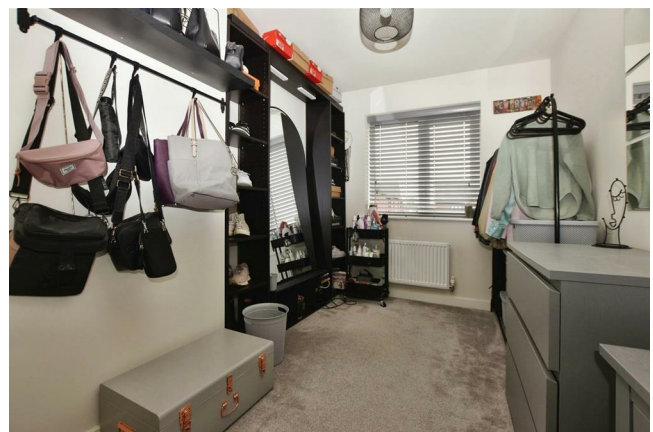
UPVC double glazed window, built in cupboard and radiator.

Bedroom Two 11'5 x 9'9 (3.48m x 2.97m)



UPVC double glazed window and radiator.

Bedroom Three 11'5 x 7'3 (3.48m x 2.21m)



UPVC double glazed window and radiator.

Bathroom



UPVC double glazed window, panelled bath with mixer shower, low flush WC, radiator and tiled floor.

Externally



Externally to the front of the property is a low maintenance garden, the rear is enclosed to the boundary and mainly laid to lawn with a paved patio area, with side drive to accommodate two cars

Council Tax

Council Tax Band A.

Tenure

Then property is freehold.

Material Information

Construction - Standard Construction

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

Additional products and services

Whitakers 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.

Disclaimer

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.

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Sales valuations

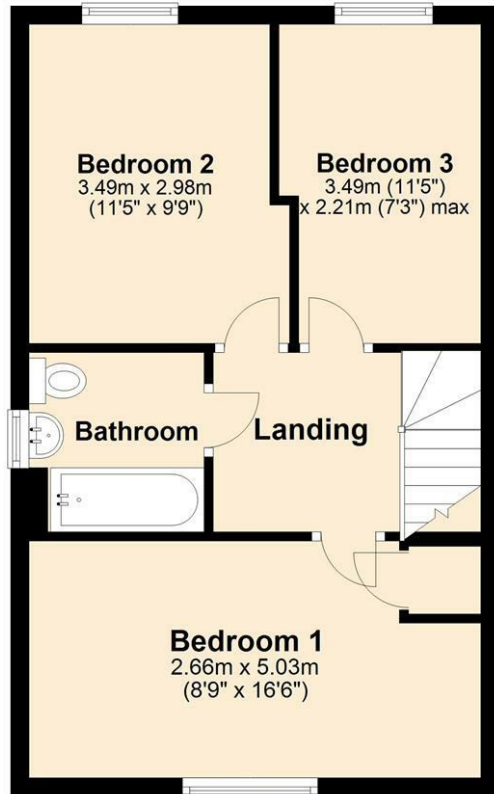
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Floor Plan

Ground Floor

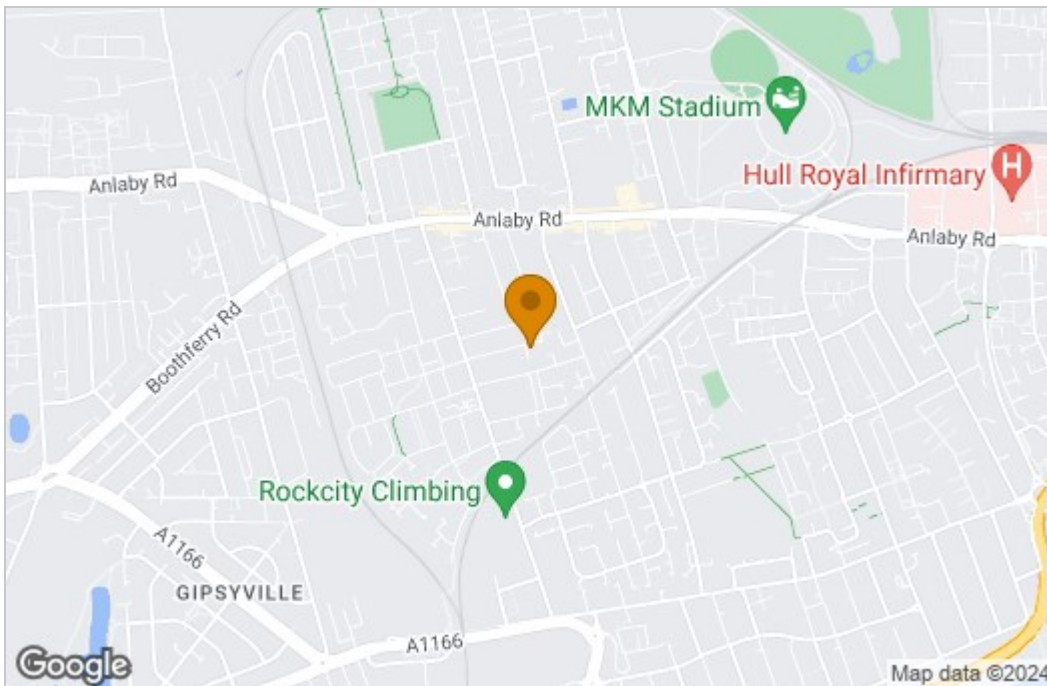


First Floor



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.