

Whitakers

Estate Agents



16 Tilia Close, Hull, HU4 6UT

£250,000

This immaculate three-bedroom detached house is an ideal opportunity for the growing family seeking to reside within the catchment of Ofsted highly rated local schools and keep young children entertained with the Pickering Park and playing fields close at hand. The community is also well serviced by a host of local amenities including local shops / shopping parks, dining and leisure facilities along with trade routes to the Hull City centre and surrounding villages.

Briefly comprising entrance hall incorporating a cloakroom and storage cupboard, spacious lounge opening to the conservatory and fitted kitchen to the ground level. A fixed staircase ascends to the first-floor landing with access to the loft hatch and leading to: two fitted double bedrooms, a good third bedroom and a bathroom suite furnished with a three-piece suite.

Externally there is a block paved garden with side drive to accommodate off-street parking. Wooden gates on either side of the property open to the enclosed rear garden which is mainly laid to lawn with well stocked borders and patio seating areas. The residence also benefits from having a large brick-built garage with connection to lighting / power and accessed via an up-and-over door and side door and a greenhouse.

An internal inspection is recommended to truly appreciate the accommodation on offer.

The accommodation comprises

Ground floor

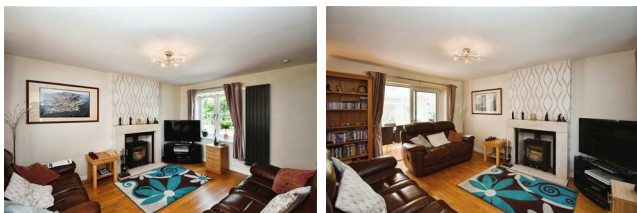
Entrance hall

Composite entrance door, central heating radiator, understairs storage cupboard and laminate flooring. Leading to:

Cloakroom

UPVC double glazed window, central heating radiator, storage cabinet, partly tiled with tile effect laminate flooring and furnished with a two piece suite comprising vanity sink with mixer tap and low flush W.C.

Lounge 14'7" x 14'7" maximum (4.45 x 4.45 maximum)



UPVC double glazed window, UPVC double glazed French doors to the conservatory, two central heating radiators, feature fireplace with stone inset and hearth with log burner and laminate flooring.

Conservatory 8'10" x 11'4" (2.70 x 3.47)



UPVC double glazed throughput with French doors opening to the rear garden and laminate flooring.

Kitchen 14'7" x 12'5" maximum (4.45 x 3.80 maximum)



UPVC double glazed French doors to the rear garden, UPVC double glazed window, central

heating radiator, laminate flooring and fitted with a range of floor and eye level units, contemporary worktops with splash back tiles above, breakfast island, sink with mixer tap, integrated double oven with hob and hood above and plumbed for an automatic dishwasher and washer dryer.

First floor

Landing

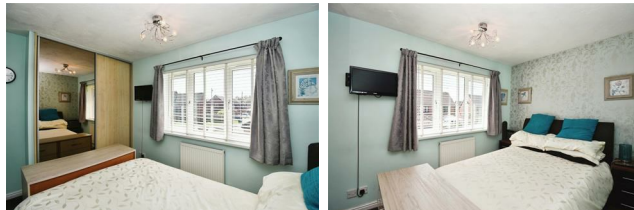
with access to the loft hatch, UPVC double glazed window, central heating radiator and carpeted flooring. Leading to:

Bedroom one 8'9" x 11'8" (2.69 x 3.56)



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

Bedroom two 7'10" x 12'5" (2.41 x 3.80)



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

Bedroom three 6'5" x 8'5" (1.98 x 2.57)



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

Bathroom



UPVC double glazed window, central heating radiator, fully tiled walls with tile effect Lino flooring and furnished with a three piece suite comprising panelled bath with mixer tap and electric shower, vanity sink with mixer tap and low flush W.C

External



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Tenure

The property is freehold.

Council Tax

Council Tax Band - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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

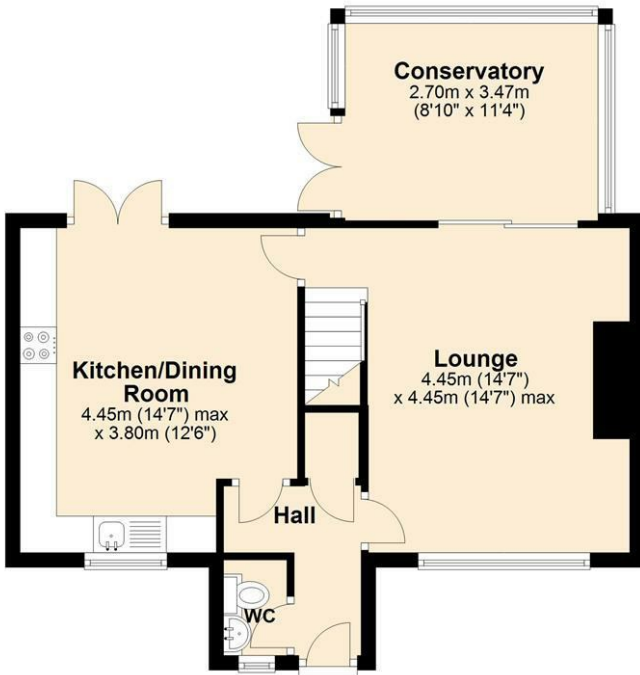
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

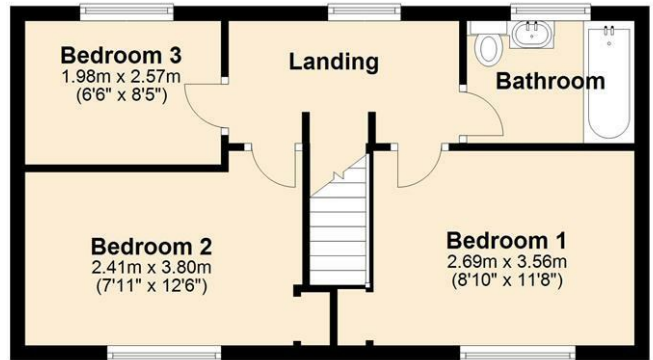
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Floor Plan

Ground Floor

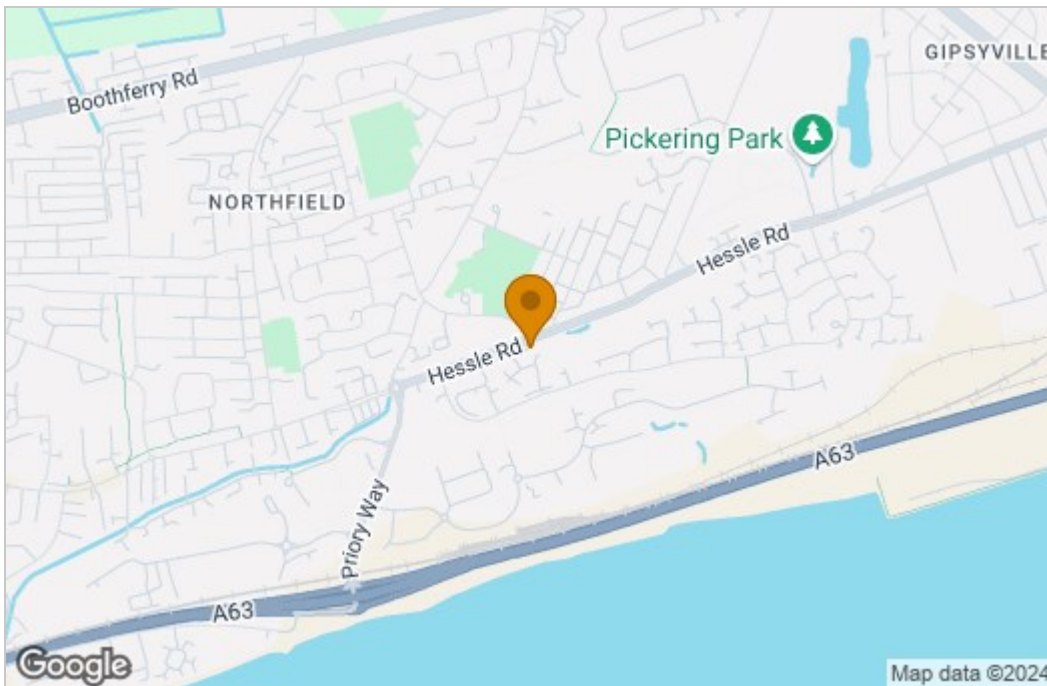


First Floor

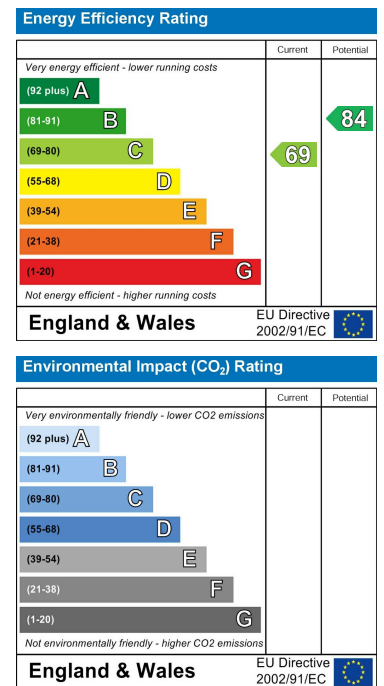


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.