

Whitakers

Estate Agents



12 Baroness Close, Hull, HU6 9UB

£140,000

This immaculate semi-detached bungalow is offered to the market in a condition that a new owner could comfortably move straight into with NO ONWARD CHAIN.

The property is established on a private cul-de-sac to embrace the tranquillity of its undisturbed surroundings, yet is within close proximity to Hull city centre and Kingswood which enjoys an abundance of local amenities.

The internal of the accommodation is established to ground level and briefly comprises; entrance hall with built in storage and utility room off, spacious lounge and fitted kitchen. The inner hallway then leads to the shower room and two good bedrooms.

Externally there is a gravelled front garden with a side drive to accommodate off-street parking for multiple vehicles. A wooden gate opens to the southernly facing rear garden which is low maintenance in design being block paved and enclosed by wooden fencing. The residence also benefits from having a wooden storage shed and seating area.

Early viewing is recommended to avoid disappointment.

The Accommodation Comprises

Front external



Externally there is a gravelled front garden with a side drive to accommodate off-street parking for multiple vehicles. A wooden gate opens to the rear garden.

Entrance Hall

UPVC double glazed entrance door, central heating radiator, built-in storage cupboard and carpeted flooring. Leading to;

Utility Area

UPVC double glazed window, central heating radiator, carpeted flooring and fitted with high level units and two contemporary worktops.

Lounge / Dining Room 20'1" x 10'4" maximum (6.13 x 3.15 maximum)



UPVC double glazed window and single glazed wooden window, two central heating radiators, electric fireplace with decorative wooden surround and carpeted flooring.

Kitchen 9'10" x 7'8" (3.00 x 2.36)



UPVC double glazed door and UPVC double glazed window, central heating radiator and tiled flooring. Fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap and integrated appliances including double oven and gas hob with extractor hood above.

Inner Hallway

With built in storage cupboard and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, fitted storage cupboard and laminate flooring. Fully tiled and furnished with a three piece suite comprising; walk-in enclosure with mixer shower, vanity sink with mixer tap and low flush W.C.

Bedroom One 11'1" x 8'9" (3.40 x 2.67)



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

Bedroom Two 7'10" x 9'4" (2.41 x 2.86)



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

Rear External



The southernly facing rear garden is low maintenance in design being block paved and enclosed by wooden fencing. The residence also benefits from having a wooden storage shed and seating area.

Tenure

The property is held under Freehold tenureship

Council Tax Band

Council Tax band - B- Hull City Council

Material Information

Construction - Standard

Conservation Area - Standard

Flood Risk - Low

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

Broadband - Basic 15 Mbps / 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

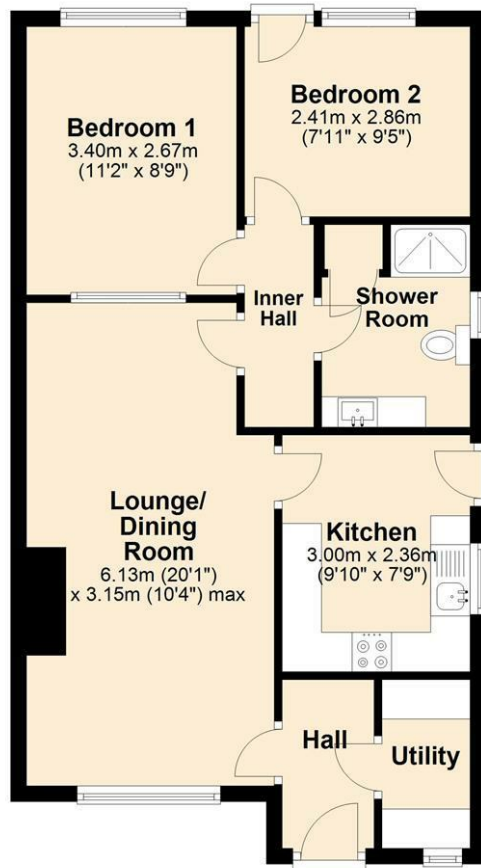
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

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.

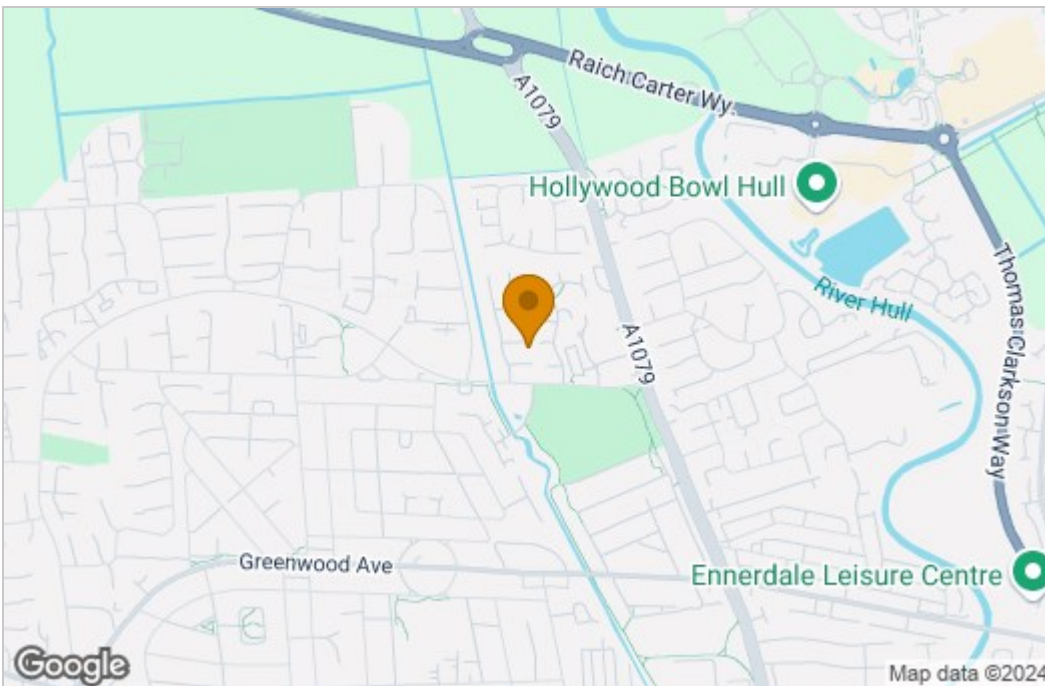
Floor Plan

Ground Floor

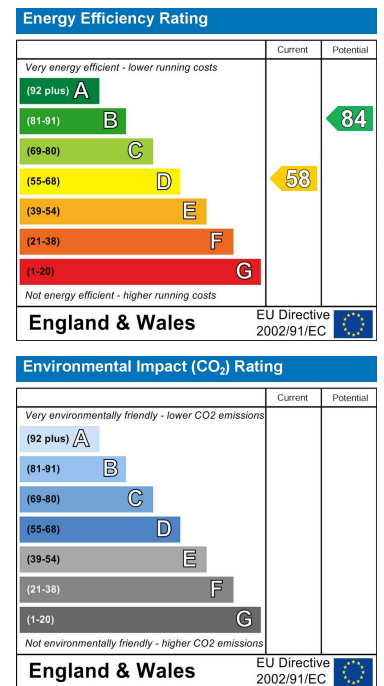


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.