

Whitakers

Estate Agents



6 Shropshire Close, Hull, HU5 5UG

£188,500

This well-presented semi-detached house has been lovingly cared for and is ideally suited for the growing family seeking to reside within the catchment of a number of highly regarded primary and secondary schools.

The internal layout briefly comprises ground level entrance hall, spacious lounge, dining area with French doors to the rear garden and fitted kitchen; a fixed staircase ascends to the first floor which boasts a fitted master bedroom, two further good bedrooms and a bathroom furnished with a three piece suite.

Externally to the front aspect there is a neat block paved garden with the kerb dropped to accommodate off street parking for multiple vehicles. A wooden gate opens to the generously sized rear garden : partly laid to lawn with well stocked borders, a block paved patio seating area and has fencing to the surround. The residence also benefits from having a wooden storage shed, an outside tap and a garden loveseat.

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

The Accommodation Comprises

Front External



Externally to the front aspect there is a neat block paved garden with the kerb dropped 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 and laminate flooring. Leading to :

Lounge 14'2" x 11'5" maximum (4.32 x 3.49 maximum)



UPVC double glazed window, gas fire with marbled inset and hearth and laminate flooring.

Dining Room 10'2" x 8'5" (3.10 x 2.58)



UPVC double glazed French doors to the rear garden, central heating radiator, under stairs storage cupboard and laminate flooring.

Kitchen 10'2" x 6'0" (3.10 x 1.84)



UPVC double glazed window, laminate flooring

and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine and integrated oven with hob and extractor hood above.

First Floor

Landing

With access to the loft hatch, built in storage cupboard and carpeted flooring. Leading to :

Bedroom One 11'0" x 12'5" (3.37 x 3.80)



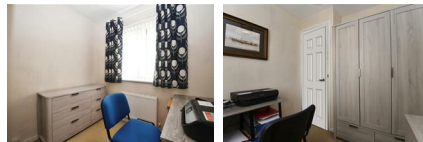
UPVC double glazed window, central heating radiator, fitted wardrobes, over stairs storage cupboard and carpeted flooring.

Bedroom Two 9'1" x 7'2" (2.78 x 2.20)



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

Bedroom Three 8'0" x 7'4" maximum (2.45 x 2.26 maximum)



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

Bathroom



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

Rear External



The generously sized rear garden is partly laid to lawn with well stocked borders, a block paved

patio seating area and has fencing to the surround. The residence also benefits from having a wooden storage shed, an outside tap and a garden loveseat.

Location

The property is established upon the popular residential location 'Shropshire Close' off Priory Road Hull which connects between County Road North and Cottingham. The resident enjoys an abundance of local amenities including convenience stores, the Bricknell playing fields and dining facilities, but is also able to take advantage of excellent transport links that provide multiple routes to the Hull City center and surrounding villages.

Tenure

The property is held under Freehold tenureship

Council tax band

Local Authority - Kingston-upon-hull (city And County Of)

Local authority reference number - 00030405000602

Council Tax band - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 11 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

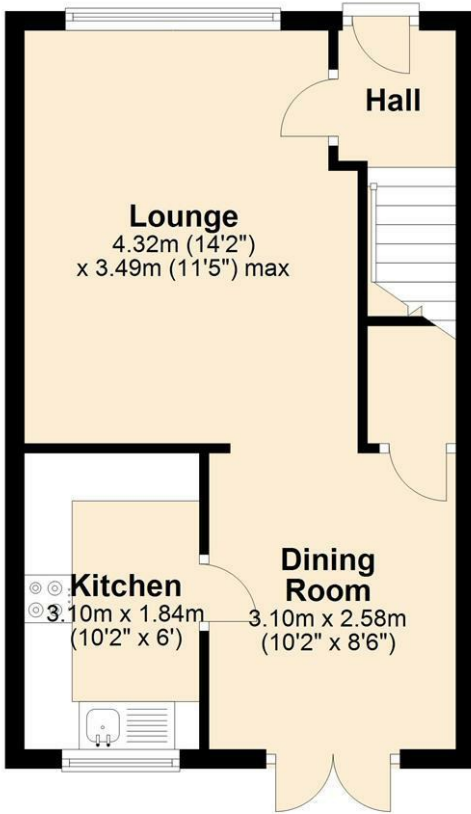
Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

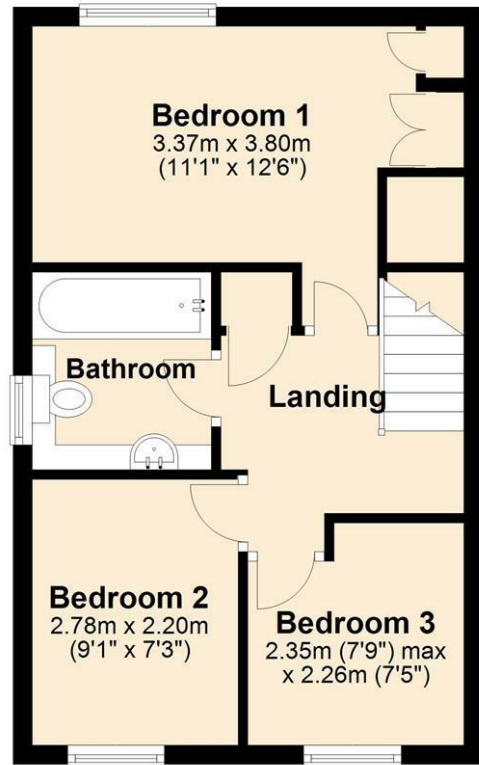
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Floor Plan

Ground Floor

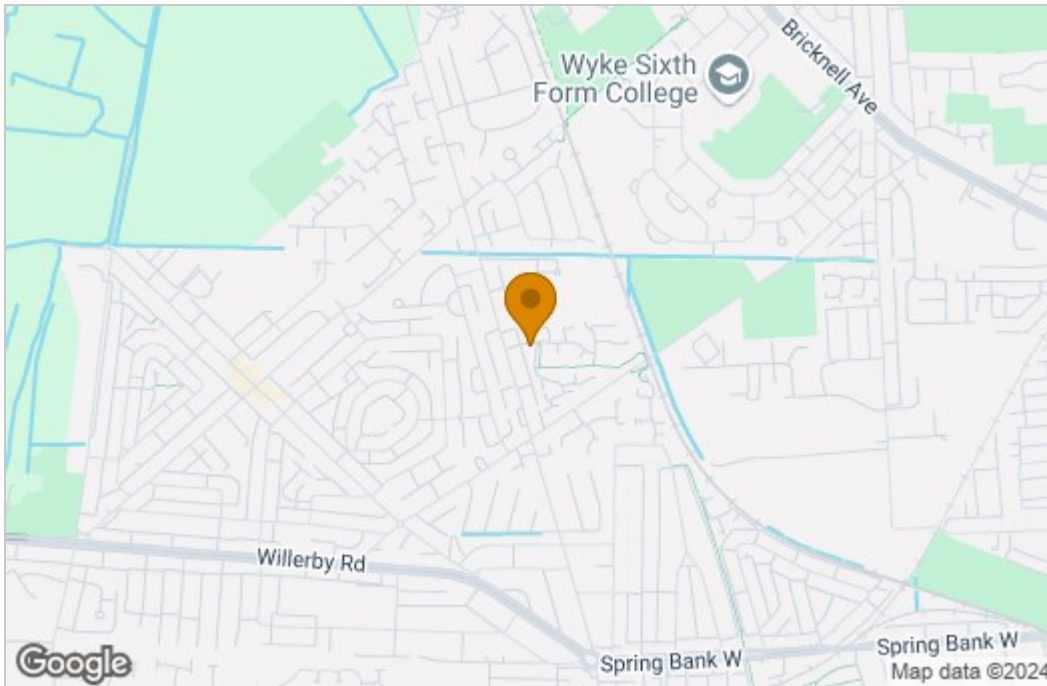


First Floor

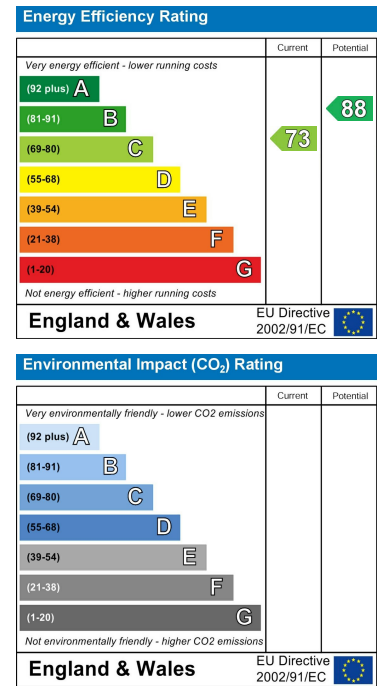


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.