

Whitakers

Estate Agents



5 St. Anthony's Close, Hull, HU6 7FE

Offers Over £210,000

No Chain Involved

Whitakers Estate Agents are pleased to introduce this well presented three bedroom detached family home, the property is established at the mouth of the private cul-de-sac off Inglemire Avenue in Hull - a residential location which is renowned for its close proximity to an abundance of local amenities and routes to the Hull City Centre and surrounding villages (most prominently the A1079).

The internal layout briefly comprises entrance hall, spacious lounge, dining room, fitted kitchen with utility area and cloakroom/ WC off.

A fixed staircase ascends to the first floor which boasts a master bedroom with en-suite, two further bedrooms and a bathroom furnished with a three-piece suite.

To the front of the property there is a wide driveway and gravelled garden with potential for additional off street parking. A path to the side of the property leads to the rear garden, which is south facing, and laid to lawn with well stocked borders and boundary fencing.

Accommodation Comprises

Entrance Hall

Double glazed entrance door, UPVC double glazed window, gas central heating radiator, coved ceiling and staircase to the landing off.

Lounge 13'5 x 10'9 (4.09m x 3.28m)



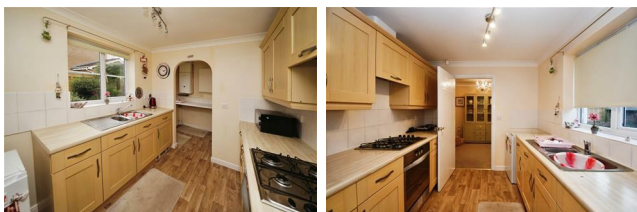
UPVC double glazed window to the front elevation, gas central heating radiator, feature fireplace with a living flame fire. Open plan to:

Dining Room 8'2 x 8'3 (2.49m x 2.51m)



UPVC double glazed bay window overlooking the rear garden, gas central heating radiator, coved ceiling. Leads to:

Kitchen 8'1 x 9'1 (2.46m x 2.77m)



UPVC double glazed window to the rear aspect, fitted with a range of base wall and drawer units with fitted worktops and tiled splash backs, stainless steel single drainer sink unit, split level oven and hob and a coved ceiling.

Utility Area



Double glazed rear entrance door, fitted worktops, plumbing for an automatic washing machine and the Ideal standard gas central heating boiler.

Cloakroom / WC



UPVC double glazed window, gas central heating radiator, coved ceiling, low flush WC and wash basin.

First Floor landing

Access to the loft space. Leads to:

Bedroom One 12'1 x 8'9 (3.68m x 2.67m)



Three UPVC double glazed windows to the rear aspect, gas central heating radiator, and fitted wardrobes.

Ensuite



UPVC double glazed window, gas central heating radiator, fitted with a three piece suite comprising shower cubicle, vanity wash basin and a low flush WC, tiled splash backs, coved ceiling and an extractor fan.

Bedroom Two 11'9 x 10'8 (3.58m x 3.25m)



Three UPVC double glazed windows to the front elevation, gas central heating radiator, airing cupboard housing the hot water cylinder and fitted wardrobes

Bedroom Three 10'1 x 6'3 (3.07m x 1.91m)



UPVC double glazed window to the rear aspect, gas central heating radiator and a coved ceiling.

Bathroom



UPVC double glazed window to the rear aspect, towel rail gas central heating radiator, fitted with a three piece suite comprising panelled bath, pedestal wash basin and a low flush WC, tiled splash backs, coved ceiling and an extractor fan.

Externally



To the front of the property there is a wide driveway and gravelled garden with potential for additional off street parking. A path to the side of the property leads to the rear garden, which is south facing, and laid to lawn with well stocked borders and boundary fencing.

Garage

Integral brick garage with an up and over door, power and lighting laid on.

Tenure

Freehold

Council Tax

Council Tax Band D

Material Information

Construction - Brick and Tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 17Mbps / Ultrafast 1000 Mbps

Coastal Erosion - 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.

Other services

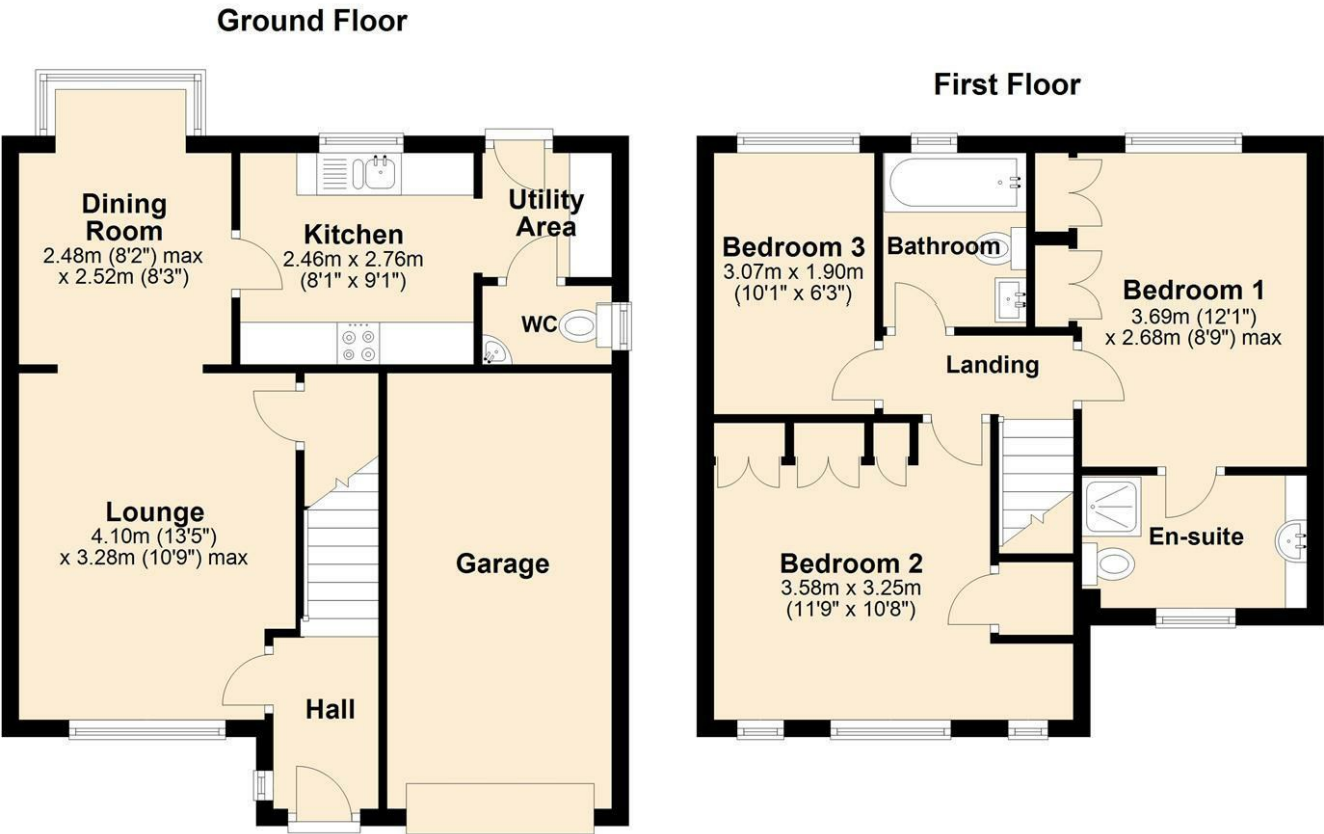
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Sales valuations

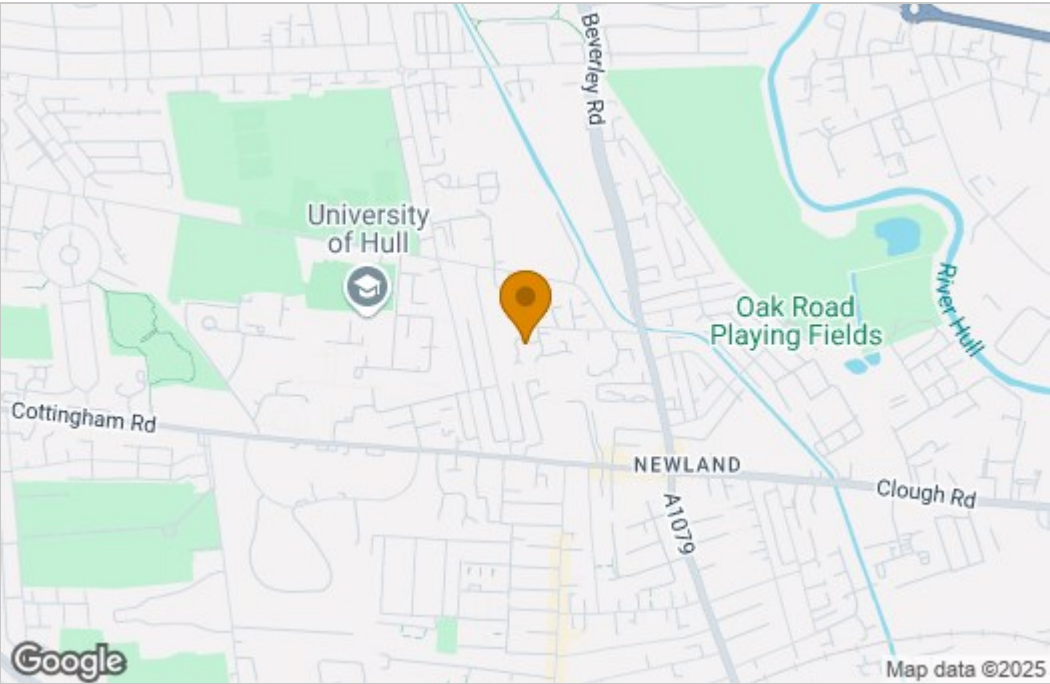
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Floor Plan

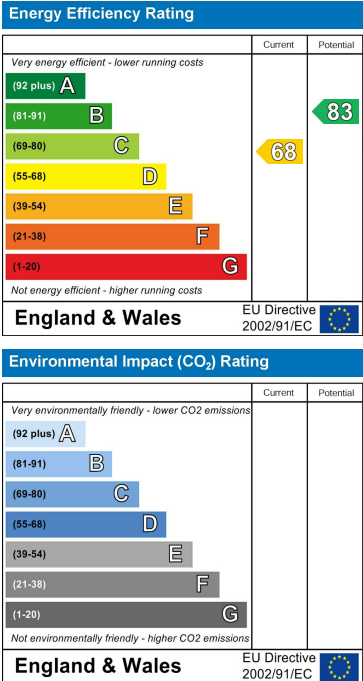


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.