

Whitakers

Estate Agents



20 Celandine Close, Hull, HU5 5GA

£250,000

Whitakers Estate Agents are pleased to introduce this immaculately presented three-bedroom family home which has been the subject of much enhancement from its current owner to offer ample living space with a contemporary feel throughout.

An entrance porch with personal door to the integral garage and opens to the ground floor which follows an open plan layout and briefly comprises : lounge, kitchen / diner fitted with a range of integrated appliances and conservatory.

An inner lobby - which incorporates a cloakroom - has a fixed staircase to the first-floor landing and follows to the master bedroom with built-in wardrobes, two good bedrooms and a bathroom furnished with a three-piece suite.

Externally to the front aspect there is a block paved garden which accommodates off-street parking with electric roller shutter door allowing access to the integral garage. Wooden gates on either side open to the rear garden : mainly laid to lawn with well stocked borders, wooden decking seating area and fencing to the surround. The residence also benefits from having a gazebo to enjoy during the summer months and an outside tap.

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 block paved garden which accommodates off-street parking with electric roller shutter door allowing access to the integral garage. Wooden gates on either side open to the rear garden.

Ground floor

Entrance porch

UPVC double glazed entrance door, UPV double glazed window, personal door to the integral garage, central heating radiator and tiled flooring. Leading to :

Integral garage

Electric roller shutter door, connection to lighting / power and plumbing for a washing machine and dryer.

Lounge 14'4" x 10'4" (4.38 x 3.16)



UPVC double glazed bow window, central heating radiator, wall mounted feature fireplace and tiled flooring.

Inner lobby

With fixed staircase to the first floor, tiled flooring and cloakroom furnished with a two-piece suite.

Kitchen / diner 7'7" x 18'9" (2.32 x 5.72)



UPVC double glazed door to the rear garden, UPVC double glazed window, vertical central

heating radiator, tiled flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap and a range of integrated appliances including oven and microwave, dishwasher, fridge-freezer and hob with extractor hood above.

Conservatory 11'2" x 9'0" (3.41 x 2.75)



UPVC double glazed throughout with French doors opening to the rear garden, vertical central heating radiator and tiled flooring.

First floor

Landing



With access to the loft hatch, UPVC double glazed window, built in storage cupboard and carpeted flooring.

Bedroom one 13'8" x 9'11" maximum (4.18 x 3.03 maximum)

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

Bedroom two 8'8" x 9'11" (2.66 x 3.03)



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

Bedroom three 7'10" x 8'6" (2.41 x 2.61)



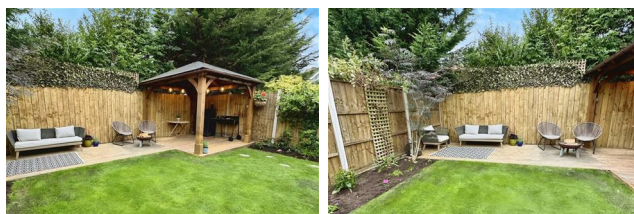
UPVC double glazed window, central heating radiator and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, fully tiled and furnished with a four-piece suite comprising panelled bath with mixer tap walk-in enclosure with waterfall shower, vanity sink with mixer tap and low flush W.C.

Rear external



The rear garden is mainly laid to lawn with well stocked borders, wooden decking seating area and fencing to the surround. The residence also benefits from having a gazebo to enjoy during the summer months and an outside tap.

Tenure

The property is held under Freehold tenureship

Council tax band

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

Local authority reference number - 0003045100200A

Council Tax band - C

EPC rating

EPC rating - D

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.

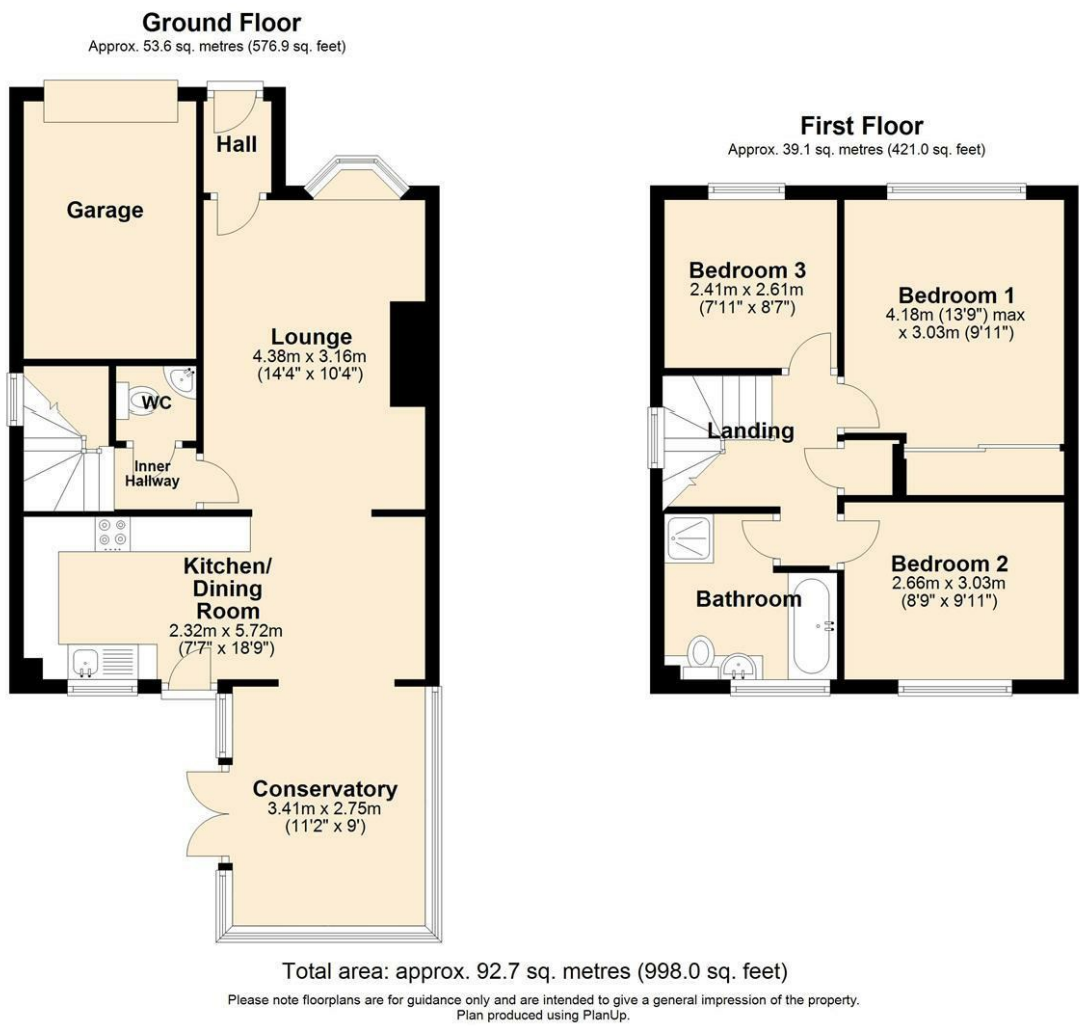
Free Market Appraisals / Valuations

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.

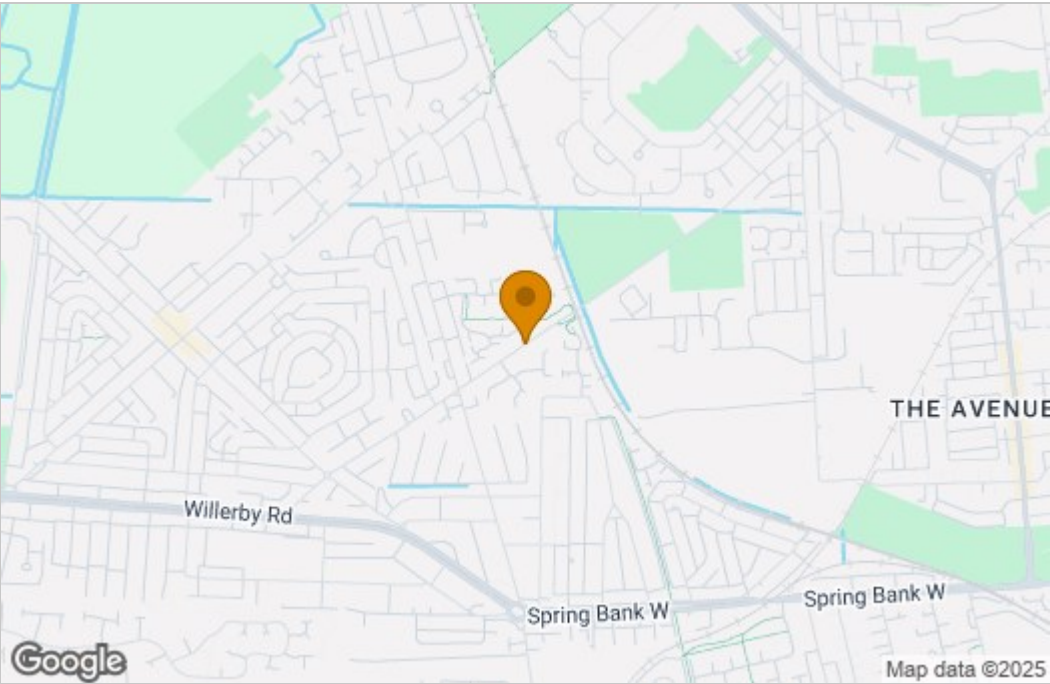
Whitakers Estate Agent Declaration

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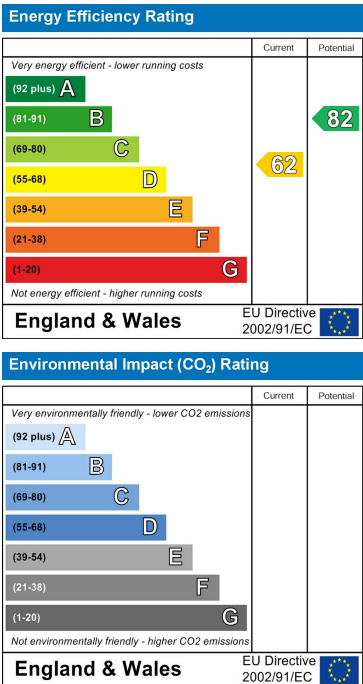
Floor Plan



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.