

Whitakers

Estate Agents



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

£270,000

No Onward Chain!

This immaculate three bed detached property has been the subject of vast improvement by the current owners, every room has been re-modelled and enhanced, I am sure the first to see WILL FALL in love!

The main features include - entrance, lounge / diner, fitted kitchen / diner, sitting room and useful ground floor W.C.
The first floor boasts three good bedrooms (master en suite) together with the well presented family bathroom suite.

Externally to the front of the property is a low maintenance garden with side drive leading to the garage. The rear garden is enclosed to the boundary, mainly laid to lawn with well stocked mature borders and raised decking seating area with wooden pergola to enjoy the sun in the warmer months.

St Anthons Close is a popular modern Cul de sac situated close to a host of amenities boasting easy access to great local schools and the University making this a great option for families.

Early viewings are advised.

Accommodation Comprises

Entrance

Composite double glazed front door.

Hallway



Laminate flooring and vertical radiator.

WC / Cloakroom

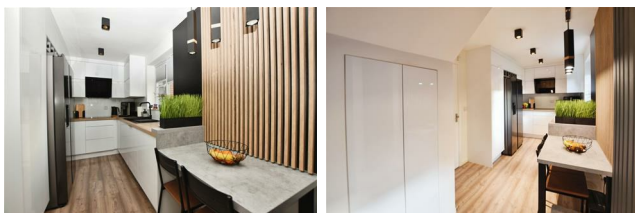
UPVC double glazed window, low flush w/c, vanity sink unit, vertical radiator and laminate flooring.

Lounge / Diner 15'10 x 9'11 (4.83m x 3.02m)



UPVC double glazed window and double glazed Bi Folding doors. Laminate flooring and two vertical radiators.

Kitchen 13' x 7' (3.96m x 2.13m)



UPVC double glazed window, a range of base, wall and drawer units with work tops above. Integrated oven and hob with extractor hood over, microwave and sink unit with mixer tap.

Sitting Room 9'7 x 8'5 (2.92m x 2.57m)



UPVC double glazed window, laminate flooring and radiator.

First Floor Landing

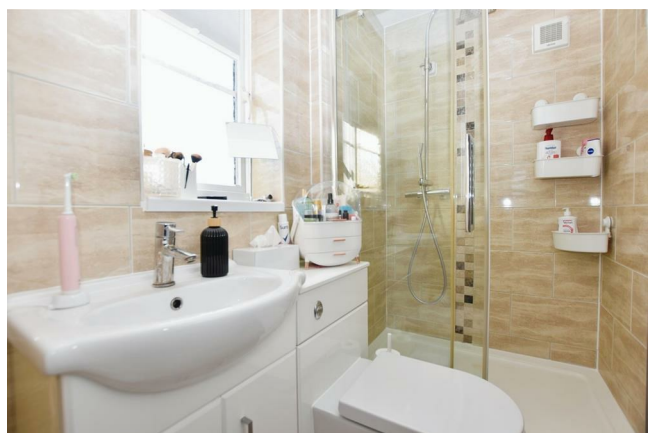
UPVC double glazed window and laminate flooring.

Bedroom One 12'10 x 9'1 (3.91m x 2.77m)



UPVC double glazed window, laminate flooring and radiator.

En suite



UPVC double glazed window, walk in enclosed mixer shower, vanity sink unit, radiator and tiled walls and floor.

Bedroom Two 9'11 x 9'2 (3.02m x 2.79m)



UPVC double glazed, storage cupboard, loft hatch, radiator and laminate flooring.

Bedroom Three 7'1 x 6'6 (2.16m x 1.98m)



UPVC double glazed window, laminate flooring and radiator.

Bathroom



UPVC double glazed window, panelled bath with mixer shower, vanity sink unit and low flush WC.

Externally



Externally to the front of the property is a low maintenance garden with side drive leading to the garage. The rear garden is enclosed to the boundary, mainly laid to lawn with well stocked mature borders and raised decking seating area with wooden pergola to enjoy the sun in the warmer months.

Tenure

The property is freehold.

Council Tax

Council Tax Band D.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 17 Mbps / Ultrafast 1500 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.

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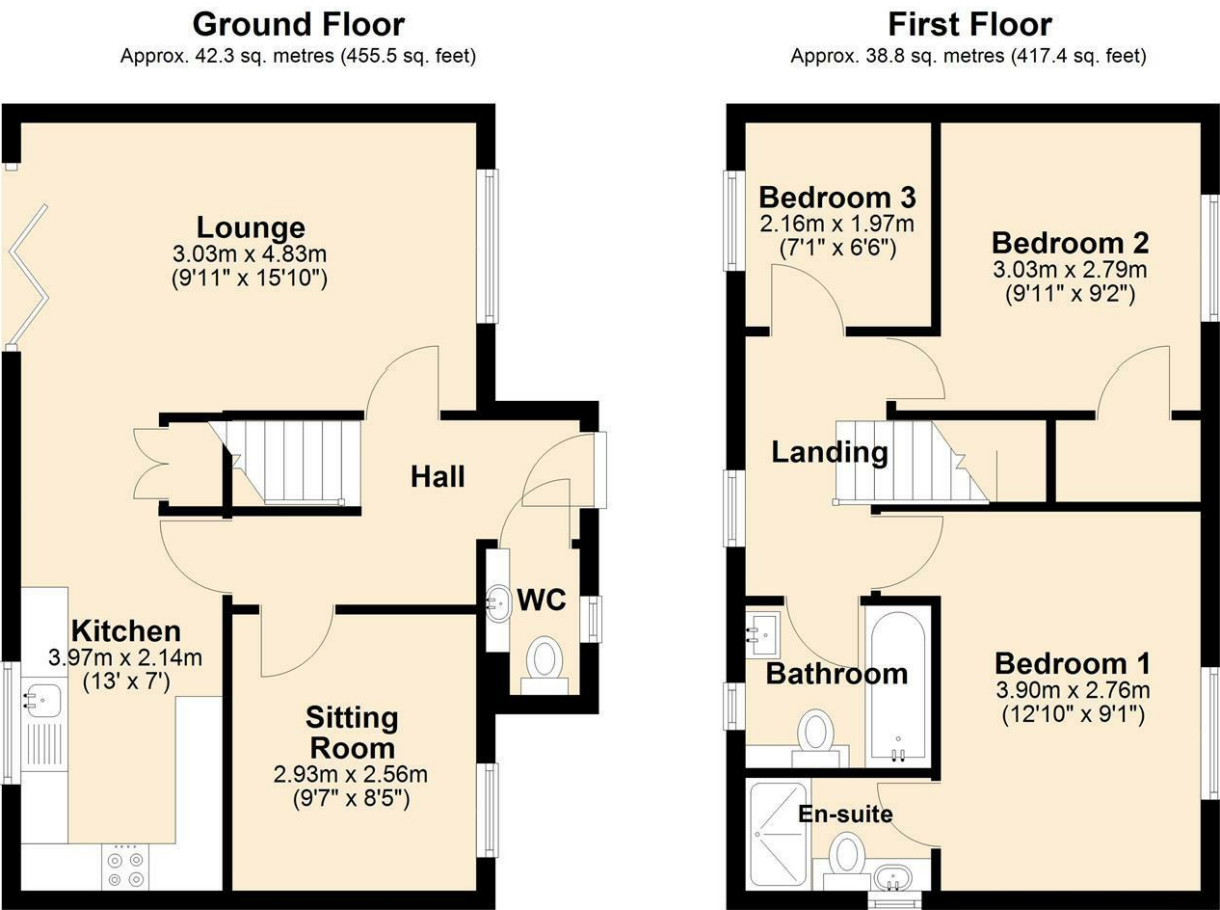
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additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Sales valuations

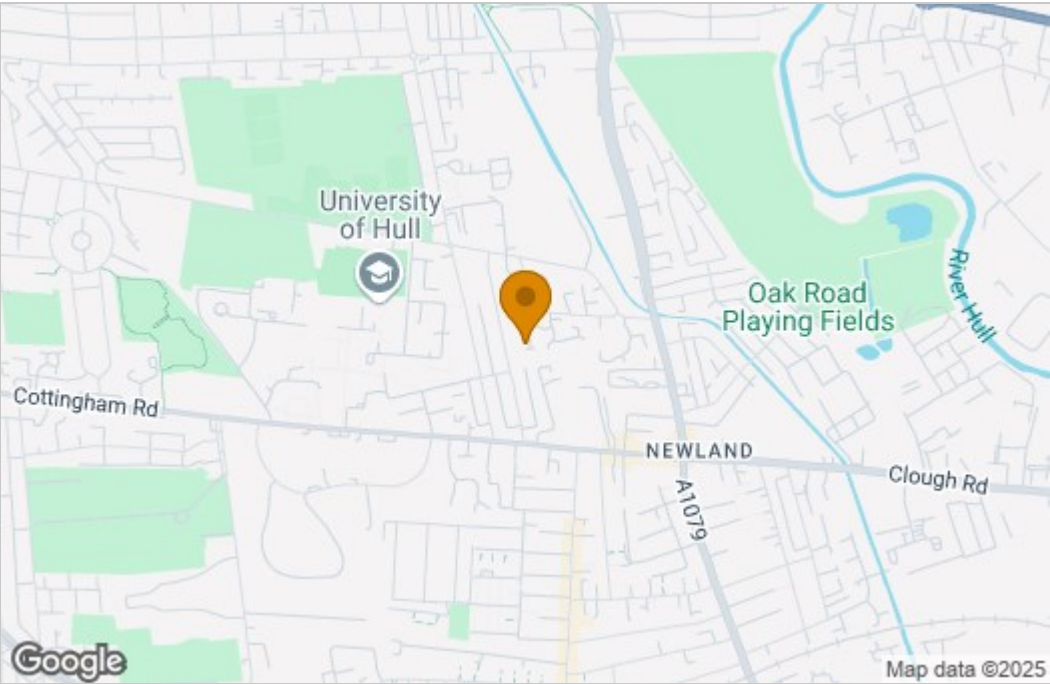
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Floor Plan

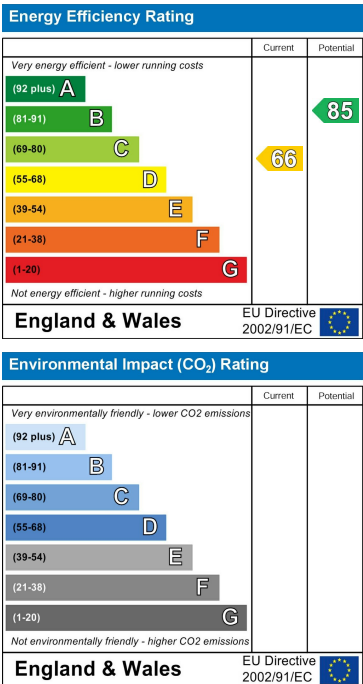


Total area: approx. 81.1 sq. metres (872.9 sq. feet)

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.