

Whitakers

Estate Agents



2 Hooper Close, Hull, HU6 9FG

£187,500

This well presented four bed detached family home sits on a large plot offering off street parking and garage, downstairs WC and master bedroom with ensuite facilities. Conveniently located near local schools and shops, it offers easy city centre access and is within close proximity to Kingswood Retail Park.

The property briefly comprises: entrance hall, cloakroom / WC, lounge, dining kitchen and utility to the ground floor. To the first floor are four bedrooms (En-suite to Master) and a family bathroom. To the front of the property there is a lawned garden and a gravelled driveway. A side path leads to the generous sized rear garden which is lawned with fencing to the surround.

Internal viewings highly advised to appreciate the accommodation on offer.

Accommodation Comprises

Entrance Hall

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

Cloakroom / WC

Low flush WC, wash basin and an extractor fan.

Lounge 15'6 x 11'2 (4.72m x 3.40m)



Two UPVC double glazed windows and a gas central heating radiator.

Dining Kitchen 13'4 x 17'10 (4.06m x 5.44m)



UPVC double glazed window and double doors leading to the gardens, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and a single drainer sink unit, split level oven and hob with cooker hood over.

Utility Room

Double glazed side entrance door, gas central heating radiator, fitted worktops, single drainer sink unit, plumbing for an automatic washing machine and a wall mounted central heating boiler.

Landing

Gas central heating radiator, storage cupboard and access to the loft space.

Bedroom One 12'3 x 8'10 (3.73m x 2.69m)



UPVC double glazed window and a gas central heating radiator.

En-Suite

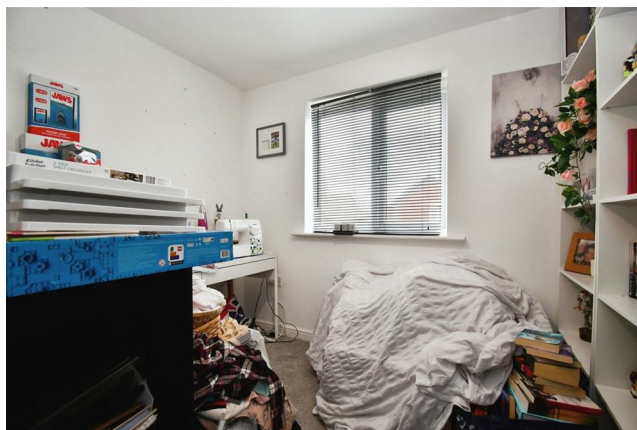
UPVC double glazed window, gas central heating radiator, fitted with a three piece suite comprising shower cubicle, pedestal wash basin and a low flush WC, and an extractor fan.

Bedroom Two 12'6 x 8'10 (3.81m x 2.69m)



UPVC double glazed window and a gas central heating radiator.

Bedroom Three 8'1 x 8'10 (2.46m x 2.69m)



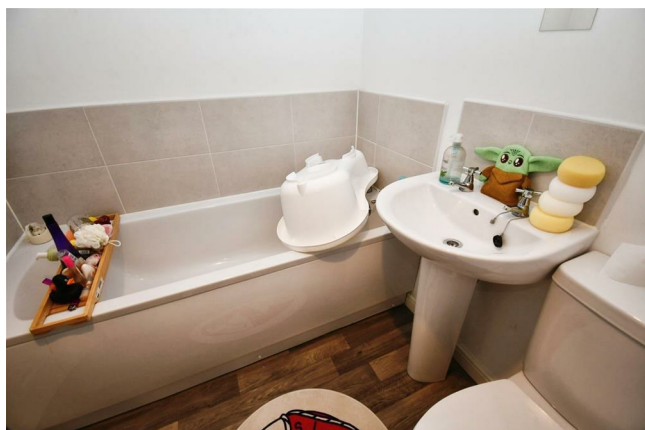
UPVC double glazed window and a gas central heating radiator.

Bedroom Four 7'4 x 8'10 (2.24m x 2.69m)



UPVC double glazed window and a gas central heating radiator.

Bathroom



Gas central heating radiator, fitted with a three piece suite comprising panelled bath, pedestal wash basin and a low flush WC, tiled splash backs and an extractor fan.

Externally



To the front of the property there is a lawned garden and a gravelled driveway. A side path leads to the generous sized rear garden which is lawned with fencing to the surround.

Garage

Brick garage with an up and over door, eaves storage and a rear access door.

Council Tax Band

Council Tax Band C

Tenure

Freehold.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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

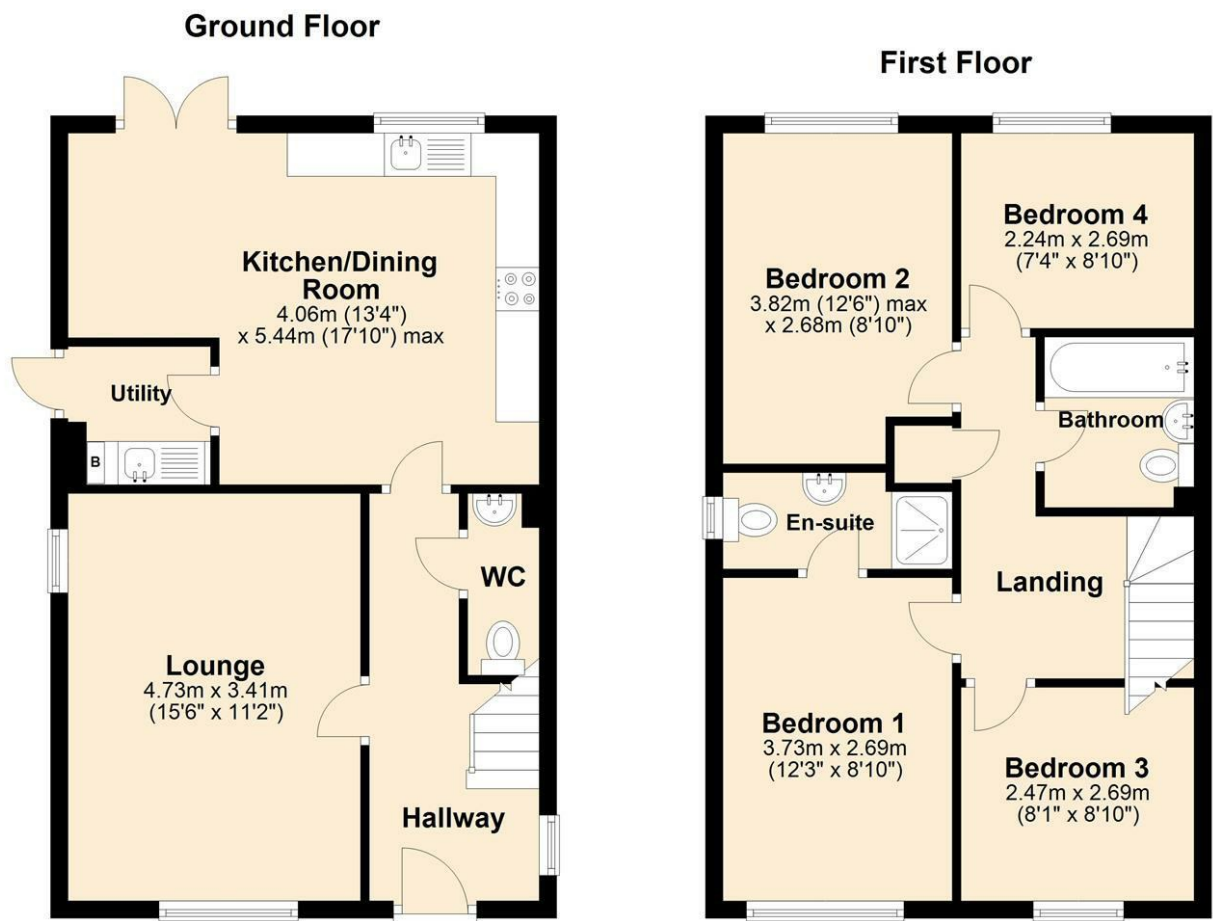
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Sales valuations

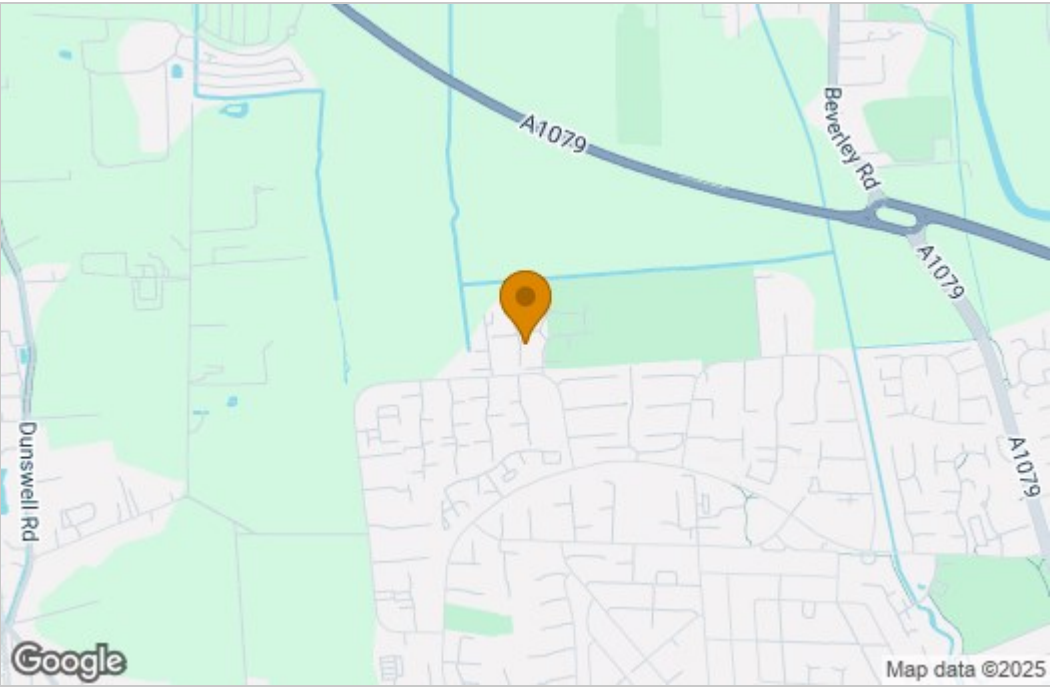
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Floor Plan

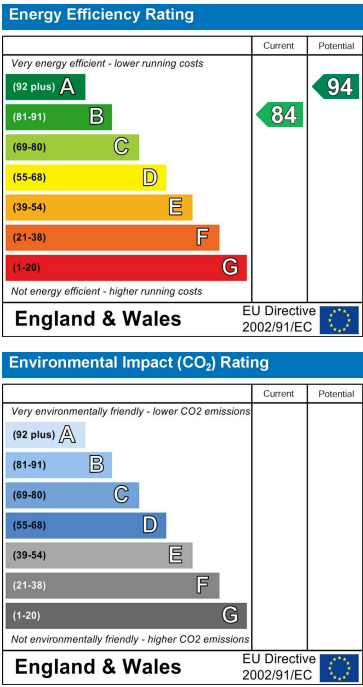


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.