

# Whitakers

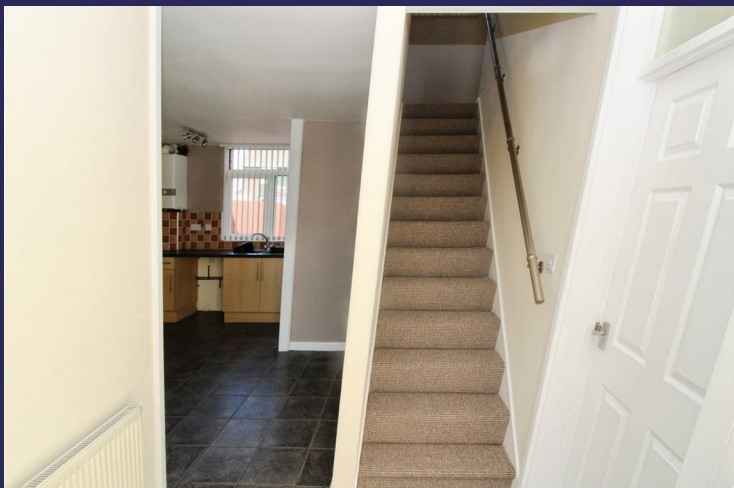
Estate Agents



## 50 Exton Close

, Hull, HU7 4ER

Asking Price £115,000



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## Entrance Hall

Having a tiled floor and giving access to

## Lounge

Window to the rear aspect and a radiator.

## Fitted Dining Kitchen

A good range of fitted floor and wall units with contrasting preparation surfaces having a matching breakfast bar and an inset stainless steel one and a half bowl sink unit with mixer tap. Windows to the front and rear aspects allowing plenty of natural light, tiled floor and partially tiled walls, plumbing for an automatic washing machine and integrated appliances include an electric oven, five ring gas hob and a stainless steel over head extractor canopy.

## First Floor Landing

With a built in storage cupboard and giving access to:

## Bedroom One

Window to the rear aspect, built in storage cupboard and a radiator.

## Bedroom Two

Window to the front aspect and a radiator

## Bathroom

A white suite to comprise a panelled shower bath and a wash hand basin with a pedestal. Partially tiled walls, a radiator and there is an electric shower unit over the bath with a shaped shower screen to the bath side.

## Separate WC

A white low level unit

## Gardens

The property enjoys an enviable plot with the front garden being laid to lawn and having a driveway accessible by attractive wrought iron gates and able to accommodate two vehicles. To the rear is an enclosed garden laid to paved patio.

## Garage

Accessible via the rear of the property, having a remote control vehicular door and there is a personnel door giving access from the rear garden

## Council Tax

Hull City Council - band A

## Tenure

This property is Freehold

## 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 sales 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.

Tel: 01482 877177

## 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.

### Material Information:

Construction - Non standard construction

Conservation Area - No

Flood Risk -Very low

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

Broadband - Basic 8 Mbps Ultrafast 1000 Mbps

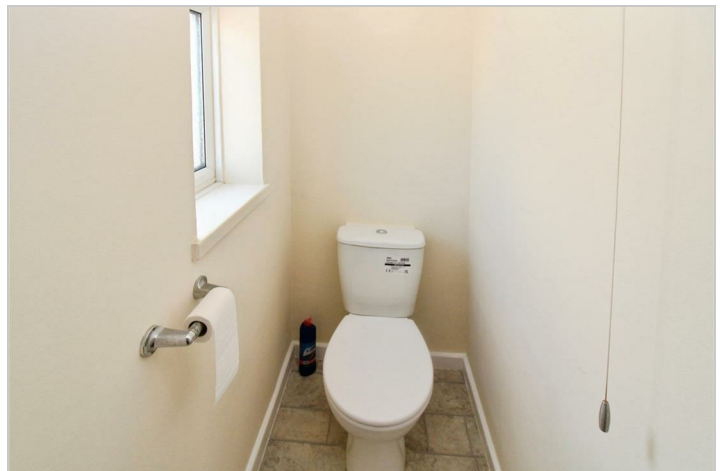
Coastal Erosion - No

Coalfield or Mining Area -No

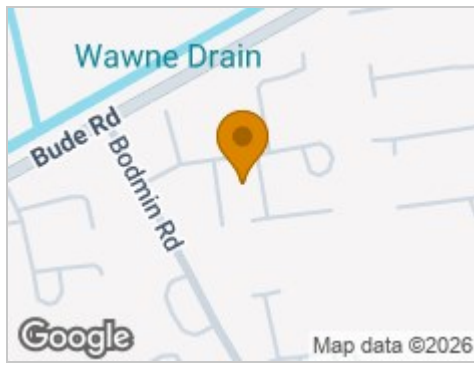
Planning -No

### Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.



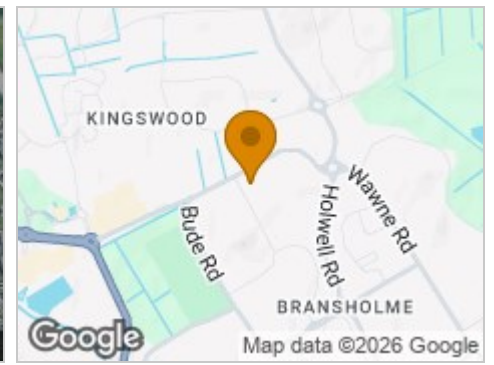
## Road Map



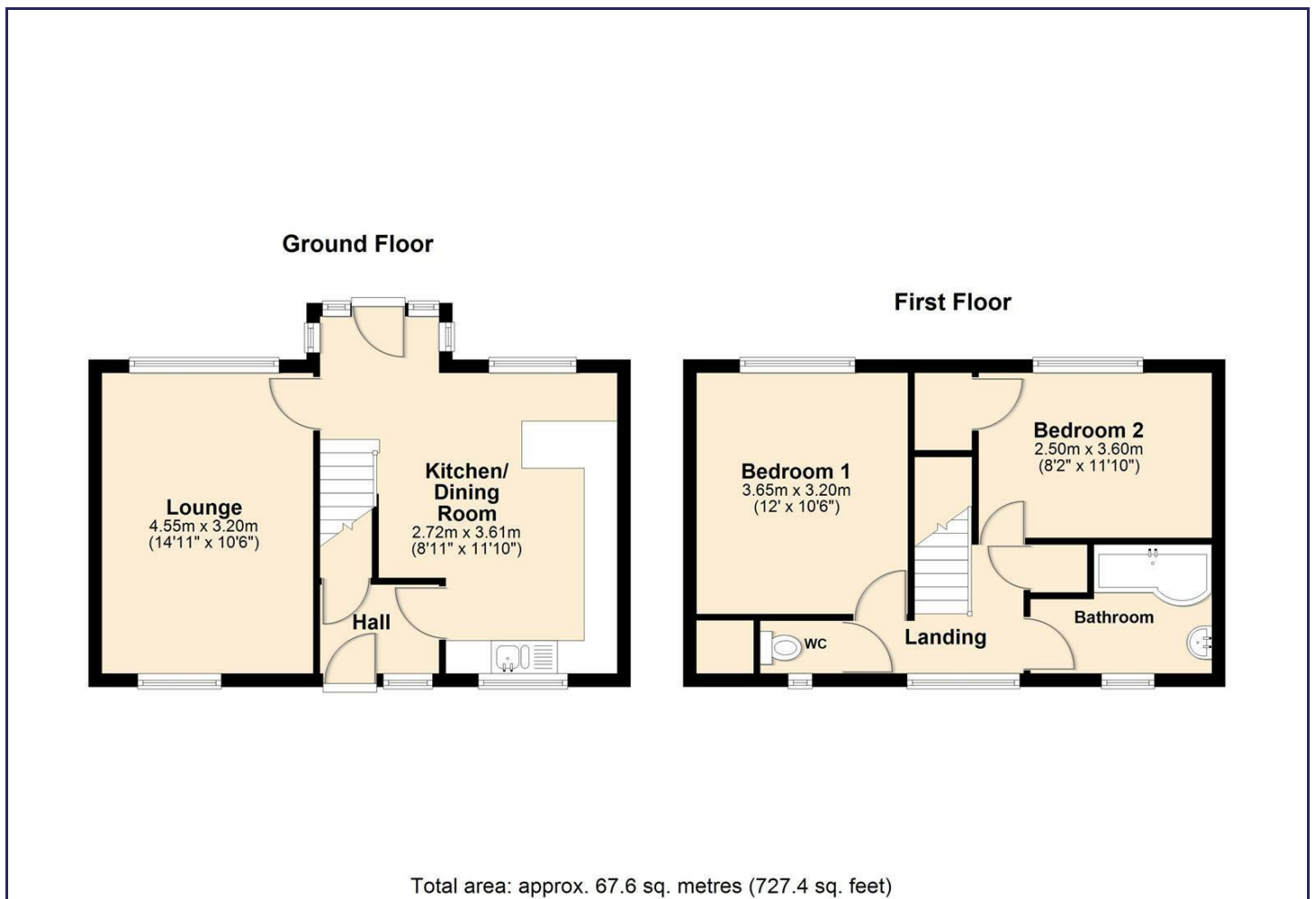
## Hybrid Map



## Terrain Map



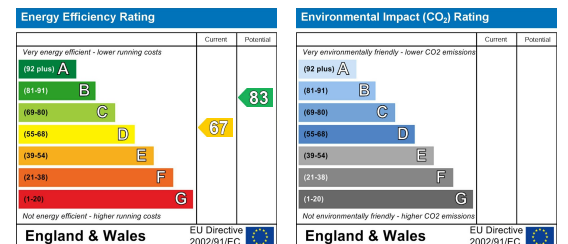
## Floor Plan



## Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

## 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.