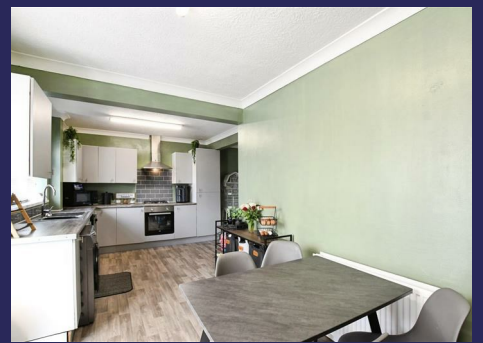


# Whitakers

Estate Agents



## 21 Hermes Close, Hull, HU9 4DS

**Asking Price £139,950**

A FABULOUS OPPORTUNITY FOR THE GROWING FAMILY UNIT, THIS MODERN STYLE MID TERRACE HOME IS A MUST VIEW AT THE EARLIEST IN ORDER TO AVOID DISAPPOINTMENT AND BOASTS OFF STREET CAR PARKING AMENITIES AND A CONSERVATORY.

THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE, FITTED DINING KITCHEN WITH APPLIANCES AND FRENCH DOORS TO THE CONSERVATORY, THREE FIRST FLOOR BEDROOMS OF EXCELLENT PROPORTION AND A BATHROOM WITH A THREE PIECE CONTEMPORARY SUITE AND AN INDEPENDENT SHOWER WITHIN ENCLOSURE. HAVING GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING THE PROPERTY IS SET WITHIN A GOOD SIZED PLOT WITH OFF STREET CAR PARKING AMENITIES TO THE FRONT AND A LOVELY SIZE ENCLOSED GARDEN TO THE REAR.

Entrance Hall  
With staircase off and a radiator.

Lounge



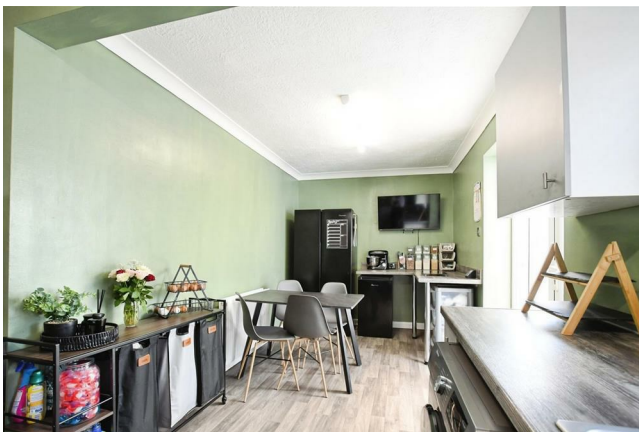
A deep angled bay window to the front elevation, feature fire surround with electric fire and there is a radiator

Fitted Kitchen



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Window to the rear aspect, partially tiled walls, a radiator, , plumbing for an automatic washing machine and a dishwasher and integrated appliances include an electric oven, four ring gas hob and a stainless steel over head extractor canopy Opens to:

Dining Area



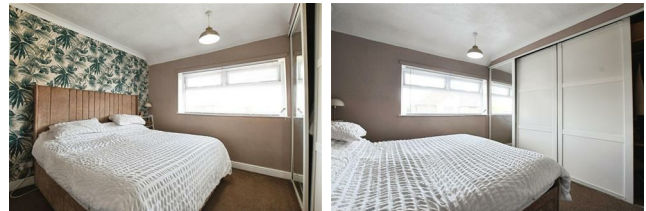
With a matching breakfast bar, a radiator and French Doors giving access to:

Conservatory



A lovely addition, lending itself to a number of uses and giving access to the rear garden.

Bedroom One



Window to the front aspect, a radiator and fitted wardrobes.

Bedroom Two



Window to the rear aspect and a radiator.

Bedroom Three



Window to the front aspect and a radiator.

## Bathroom



A lovely contemporary suite to comprise panelled bat, wash hand basin within a vanity unit and a low level wc. There is a plumbed shower unit within an independent enclosure and a tall modern style radiator.

## Garden



To the rear of the property is an enclosed garden, laid mainly to lawn with a paved patio area and there is a brick built storage shed.

## Car Parking

To the front of the property is a dropped kerb giving access for car parking amenities.

## Council Tax

Hull City Council tax band A

## EPC

## Tenure

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.

## 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 -Brick under tiled roof

Conservation Area - No

Mobile Coverage/Signal -Yes

Broadband - Basic 6 Mbps Ultrafast 10000 Mbps

Coastal Erosion - No

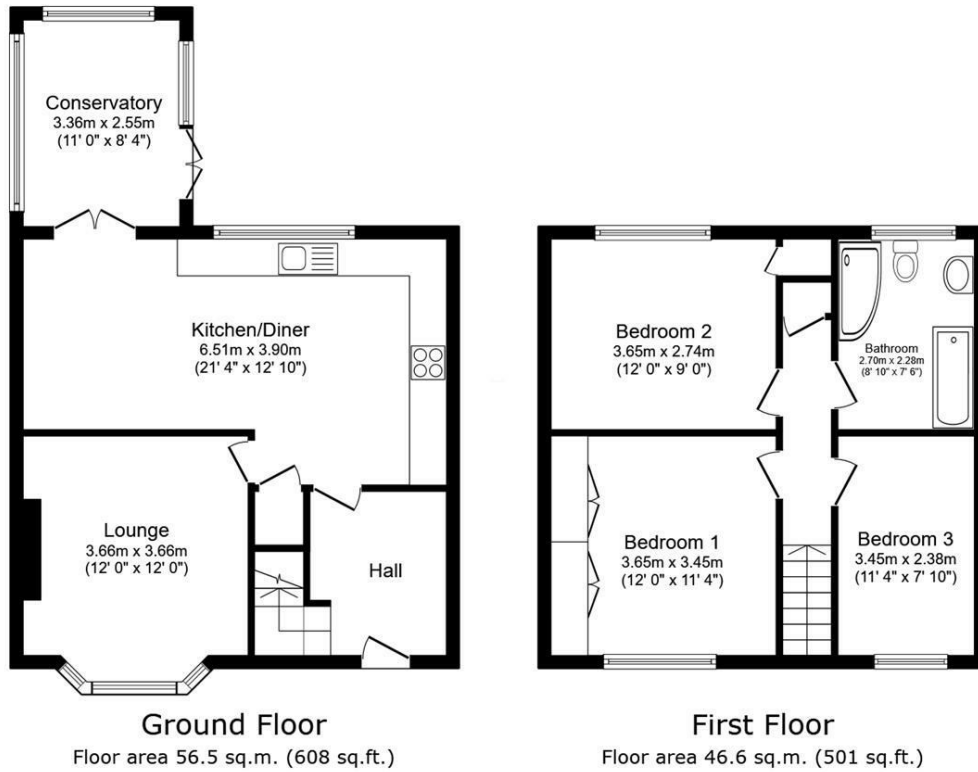
Coalfield or Mining Area -No

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.

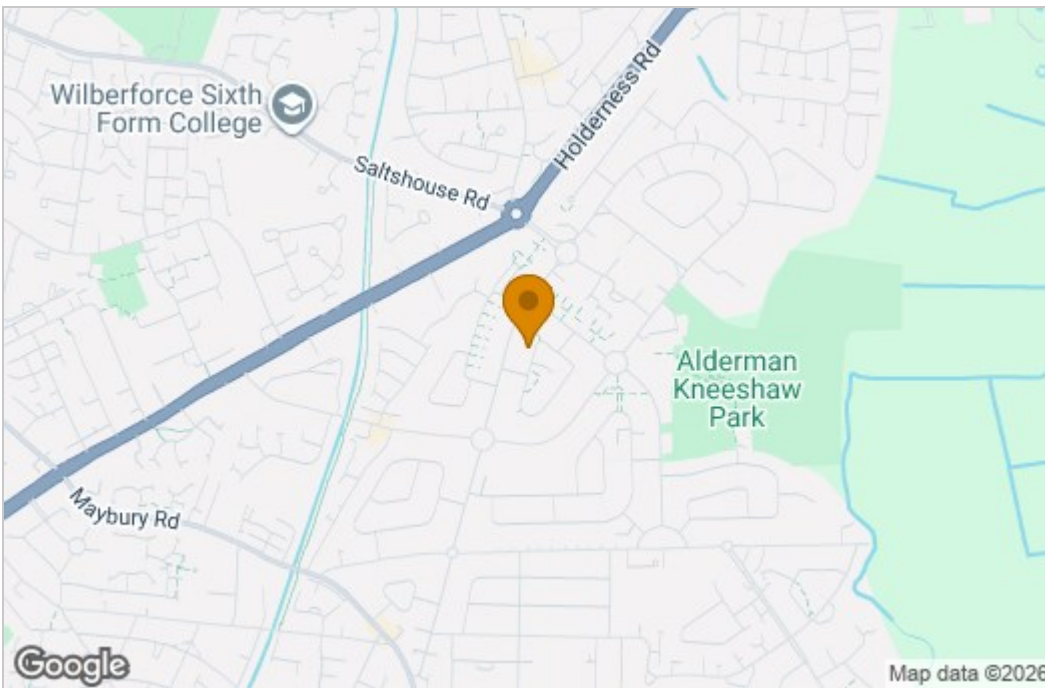
# Floor Plan



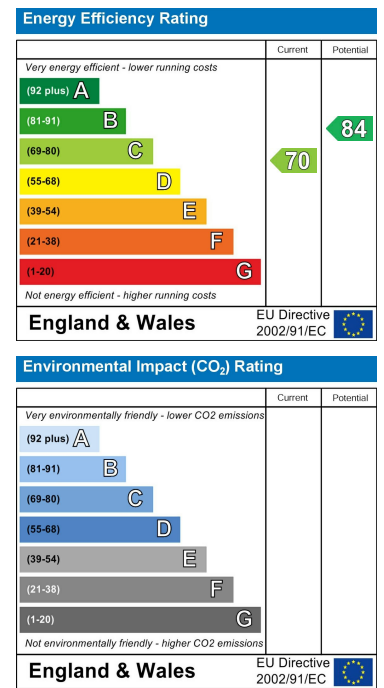
Total floor area: 103.1 sq.m. (1,110 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.