



Flaxdale Court, Hull HU5 5DR

welcome to

Flaxdale Court, Hull

GUIDE PRICE £170,000 - £180,000

Stunning Home On Flaxdale Court with - Entrance Porch, Lounge, Dining Room, Fitted Kitchen, Conservatory, 3 Bedrooms, Family Bathroom, Gardens & Allocated Parking! Book your viewing now!



Entrance Porch

With double glazed door to the front and double glazed windows to the front and side.

Lounge

With double glazed window to the front, media wall, feature fire, storage heater, double glazed door to the front, coving to the ceiling and stairs to the First Floor.

Kitchen/Diner

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, induction hob, electric oven, cooker-hood, space for a fridge freezer, plumbing for an automatic washing machine, understairs cupboard, storage heater, double glazed window to the rear and double glazed patio style doors leading to the Conservatory.

Conservatory

With double glazed windows to the side and rear, electric heater and double glazed french style doors leading to the Rear Garden.

First Floor

Landing

With storage cupboard, storage heater and loft access.

Bedroom 1

With double glazed window to the front, radiator and coving to the ceiling.

Bedroom 2

With double glazed window to the rear, radiator and coving to the ceiling.

Bedroom 3

With double glazed window to the rear and radiator.

Bathroom

Bathroom with bath with electric shower over, glazed shower screen, vanity wash hand basin, low level wc, extractor fan, chrome effect towel style radiator and double glazed window to the side.

Outside

Front Garden

With path, gravelled area, side access gate and allocated parking.

Rear Garden

With artificial lawned area, paved patio areas, pergola seating area, fencing and shed.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Flaxdale Court, Hull

- GUIDE PRICE £170,000 - £180,000
- 3 Bedroom, End Of Terrace Home On Flaxdale Court
- Beautifully Presented Throughout
- Spacious Lounge & Dining Room
- Excellent Residential Location

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£170,000

directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111912 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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