Whitakers
Estate Agents









26 Perran Close, Hull, HU7 4PL

Guide Price £105,000

Nestled in the corner of a peaceful cul-de-sac, this 3 bedroom terraced home is available to purchase with NO ONWARD CHAIN!

Ideally situated, just a short walk from North Point shopping centre and close to well regarded local schools, the property is also just a short distance from historic Sutton village with its wealth of shops and leisure facilities and a short drive to Kingswood Retail Park!

Briefly comprising, entrance porch, lounge, dining kitchen, rear lobby and downstairs cloakroom to the ground floor there are 3 bedrooms and a family bathroom to the first floor. The property also benefits from gas central heating and uPVC double glazing throughout whilst externally there are spacious front and rear gardens and a detached garage.

Being ideal for First time buyers and families alike this represents an outstanding opportunity to really put your own stamp on a spacious family home in a popular and convenient location.

The Accommodation Comprises

Front Porch



Nice and spacious reception area with a built in storage cupboard and staircase off.

Lounge 14'11" x 14'5" (4.55 x 4.40)





Window to the front aspect , feature fire place, a radiator and Patio Doors allowing plenty of natural light and access to the front garden.

Dining Kitchen 14'11" x 8'7" (4.55 x 2.63)





An attractive range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel one and a half bowl sink unit with mixer tap. Windows to the front and rear aspects, useful built in storage cupboard, plumbing for an automatic washing machine and integrated appliances include an electric oven, four ring gas hob and a stainless steel overhead extractor canopy.

Rear Lobby

Again, with a useful built in storage cupboard and giving access to:

Downstairs Cloakroom



Ideal for the kids and guests, the walls are half tiled and there is a low level wc unit.

First Floor Landing

With a radiator, built in storage cupboard and giving access to :

Bedroom One 14'11" x 8'8" (4.55 x 2.65)



Window to the front aspect and a radiator

Bedroom Two 12'2" x 5'4" (3.72 x 1.63)



Window to the front aspect, a radiator and a built in storage cupboard with loft access.

Bedroom Three 8'6" x 11'9" (2.60 x 3.60)



Window to the front aspect and a radiator.

Shower Room



A wall mounted shower unit, wash hand basin with a pedestal and a low level wc. "Non slip" floor covering and a radiator.

Gardens





There are enclosed gardens to the front and rear of the property of excellent proportion which are well established, laid mainly to lawn and enjoy a variety of trees, flowers and shrubs.

Single Detached Garage

Accessible to the rear of the property with an up and over vehicular door and a side personnel door to the rear garden.

Tenure

The property is Freehold

Council Tax

Council Tax band A
Kingston upon Hull City Council

EPC

Awaited

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.

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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 tile roof. The property does not feature on the Hull City Council non-standard construction list however purchasers should rely upon their own survey.
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage/Signal -EE, Vodafone, Three, O2
Broadband - Basic 9 Mbps, Ultrafast 5500 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

Offering on a property

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of

£50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Whitakers Estate Agent Declaration:

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

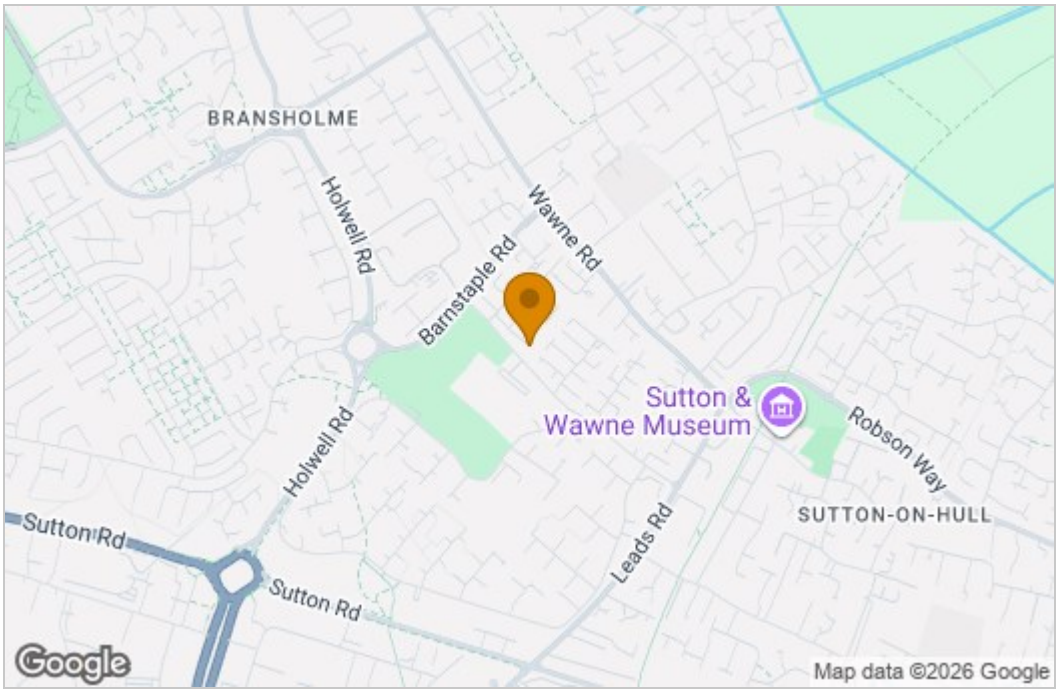
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

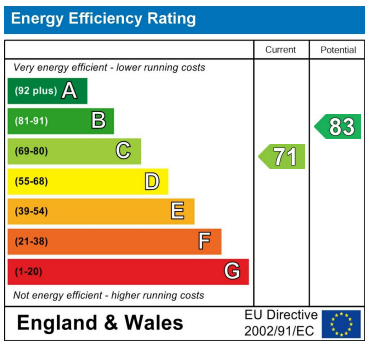
Floor Plan

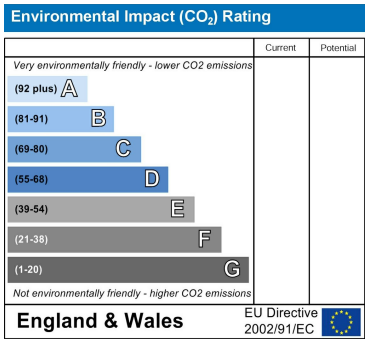


Area Map



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.

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