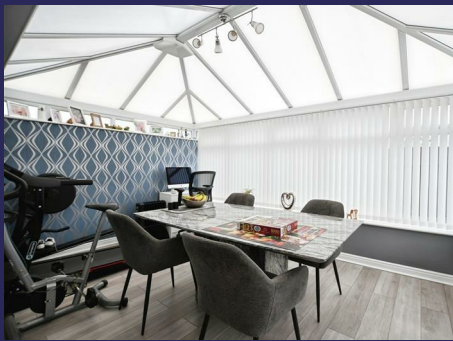


Whitakers

Estate Agents



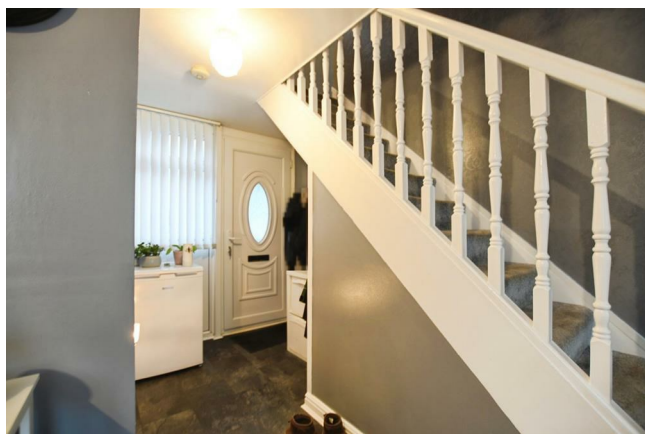
10 Stroud Crescent West, Hull, HU7 4QH

Offers Around £129,950

SITUATED OFF CHELTENHAM AVENUE, HANDILY PLACED FOR LOCAL SHOPS AND TRANSPORT AMENITIES AND WITHIN A SHORT DISTANCE TO ALL OF THE LEISURE AND SHOPPING AMENITIES THAT KINGSWOOD HAS TO OFFER, THIS MODERN STYLE END TERRACE HOUSE IS PRESENTED IN BEAUTIFUL "MOVE INTO" CONDITION AND HAS THE ADDED BENEFIT OF A CONSERVATORY.

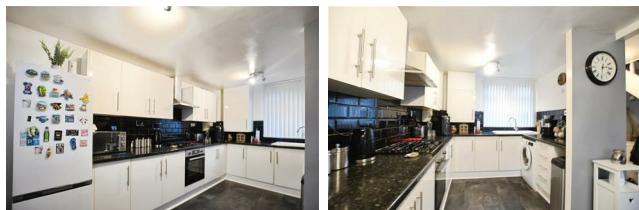
THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE, FITTED KITCHEN, CONSERVATORY, THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING. SET WITHIN ENCLOSED GARDENS WITH LOW MAINTENANCE IN MIND, THE PROPERTY IS IDEALLY SUITED TO THE GROWING FAMILY UNIT AND APPOINTMENTS TO VIEW INTERNALLY WILL NOT DISAPPOINT.

Entrance Hall



Double glazed front door, tile flooring, finished to a high standard, upvc window to the front with a radiator. opens to;

Fitted Kitchen



Well proportioned fitted kitchen with contrasting worktops and a good range of fitted floor and wall units. UPVC windows to front and rear aspects with tile flooring throughout. Fitted electric oven with 4 ring gas hob and partially tiled walls, finished to a high standard.

Lounge



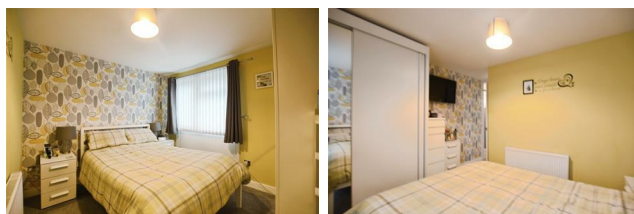
Well presented lounge area comprising of UPVC sliding patio doors to the conservatory. Laminate flooring throughout and a radiator.

Conservatory



Brick built conservatory, great for extra living space. Boasts patio doors leading to the lounge, and French doors to the rear garden. Laminate flooring throughout.

Bedroom 1



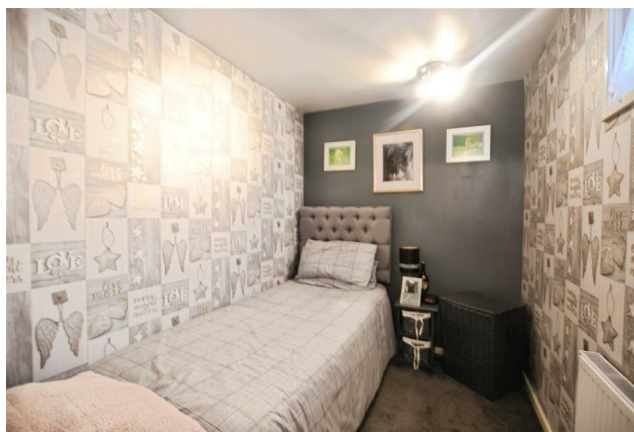
UPVC window to the rear with a radiator and carpet throughout.

Bedroom 2



Carpeted throughout, with a UPVC window to the rear and a radiator

Bedroom 3



UPVC window to the front, well presented and carpeted with a radiator

Bathroom



3 piece bathroom suite in white having a panelled bath with overhead shower, pedestal sink and low level w/c. Tile flooring and a radiator with well kept partially tiled walls.

Outside



To the front of the property is an enclosed low maintenance paved front garden and there is a storage shed. The rear comprises of a partially hard standing rear garden, space for one car and accessible via double gates and well presented artificial grass with fully enclosed fencing around the perimeter.

Council Tax

Council tax band A

EPC

EPC rating D

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 - Non Standard

Conservation Area - No

Flood Risk - No

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

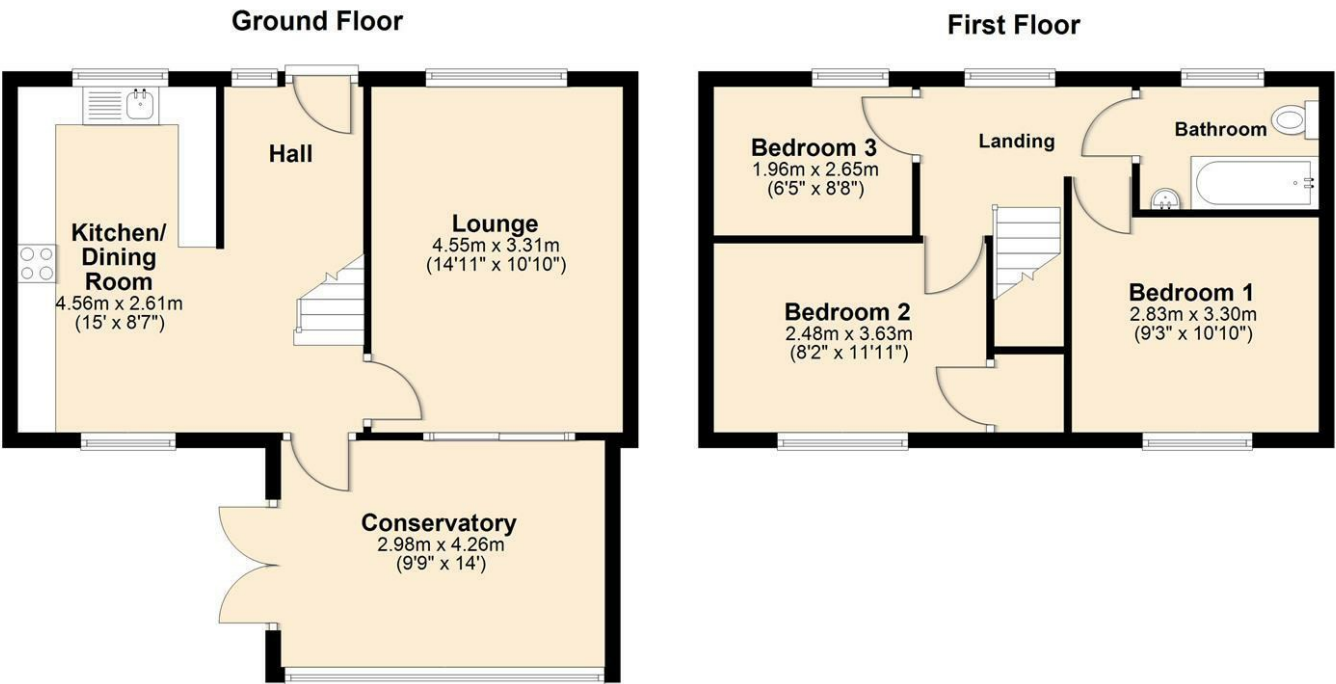
Coalfield or Mining Area - No

Planning - No

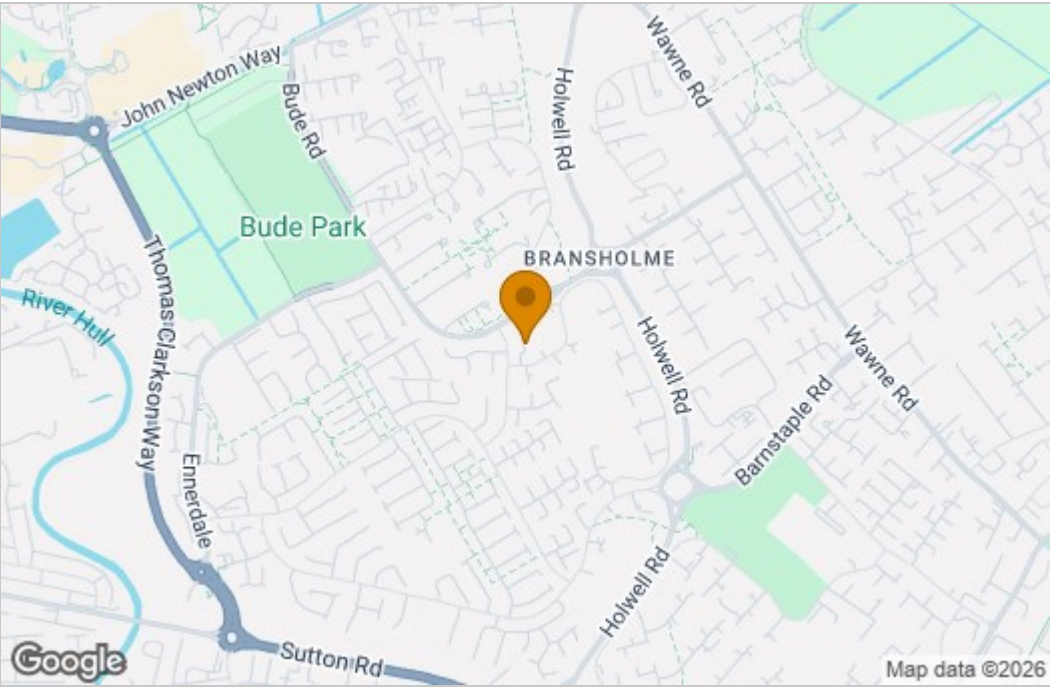
Whitakers Estate Agent Declaration:

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.

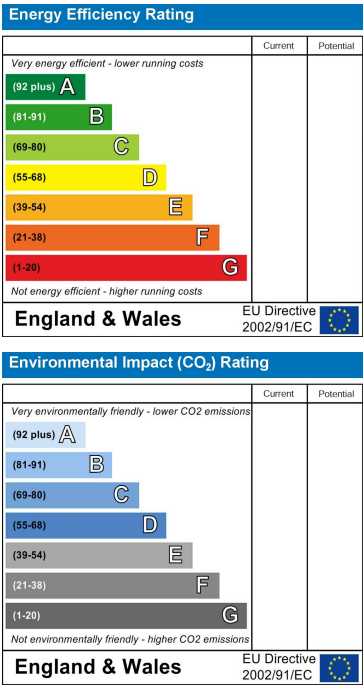
Floor Plan



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