Whitakers
Estate Agents









14 Baroness Close, Hull, HU6 9UB

Asking Price £149,950

THIS CHARMING 2 BEDROOM SEMI DETACHED TRUE BUNGALOW IS AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN!

Nestled at the foot of a peaceful cul-de-sac on this popular and sought after modern development, the property is just a short walk from the local Tesco Superstore and enjoys excellent transport links both into the City and out to nearby Kingswood Retail Park!

Immaculately presented and maintained throughout, the property will be perfect for those looking for single level accommodation in "move-in" condition!

Occupying an enviable corner plot, the property internally comprises a fitted kitchen, spacious lounge/dining room, a modern shower room, two bedrooms and a conservatory whilst outside there are lovely spacious front, side and rear gardens together with a sweeping driveway to the detached garage providing off road parking for multiple vehicles!

With the additional benefit of gas central heating and uPVC double glazing throughout, internal viewing is highly recommended to fully appreciate the standard of accommodation available.

The Accommodation Comprises

Kitchen 16'6 x 7'10 max (5.03m x 2.39m max)




Composite side entrance door into the fitted kitchen comprising a range of wall and base units, complementary work surfaces and tiled splashbacks. Stainless steel sink drainer, space for electric cooking appliance with extractor over, plumbing for automatic washing machine and space for under counter appliances. Vinyl flooring, two central heating radiators, uPVC windows to front and side aspect and door into....

Lounge/Dining Room 20'1 x 10'4 (6.12m x 3.15m)





uPVC bow window to front aspect, carpeted flooring, two central heating radiators, space for dining table and door into....

Inner Hallway

With carpeted flooring, storage cupboard and doors to bedrooms and shower room.

Shower Room 7'4 x 6' (2.24m x 1.83m)




Modern shower room comprising walk in shower with glazed screen and mains shower over, low flush wc and hand wash basin housed in vanity unit. Tiling and panelling to walls, central heating radiator and uPVC window to side aspect.

Bedroom One 11'9 x 9' (3.58m x 2.74m)




With uPVC window to rear aspect, carpeted flooring, central heating radiator and fitted wardrobes.

Bedroom Two 9'2 max x 9'3 (2.79m max x 2.82m)



With uPVC window to side aspect, carpeted flooring, central heating radiator, fitted wardrobes and uPVC French doors into.....

Conservatory 9'4 x 10'3 (2.84m x 3.12m)




With tiled flooring, central heating radiator and uPVC French doors into garden.

Outside





Occupying an enviable corner plot, the front garden features decorative aggregate and mature plants and bushes lining the private driveway which leads to the garage. Side gate access leads to the spacious side and rear gardens laid to lawn with decorative aggregate, paved patio areas and borders and rockery populated with a further array of mature plants and bushes.

Garage & Driveway




The private side driveway provides off road

parking for multiple vehicles and leads to the detached garage with up and over door, electric supply and uPVC window and internal door into rear garden.

Tenure
The property is Freehold

Council Tax
Council Tax band B
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.

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/Tile
Conservation Area - No
Flood Risk - Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 15 Mbps, Ultrafast 10000 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.

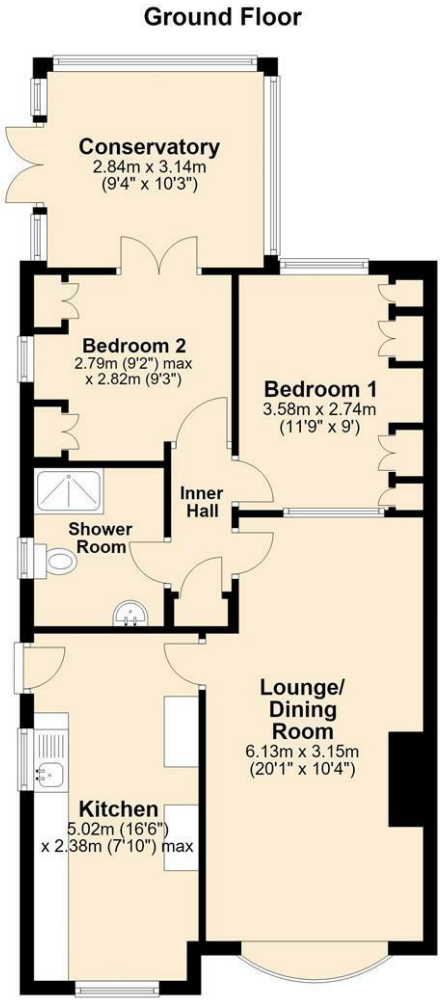
Whitakers Estate Agent Declaration:
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate 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.

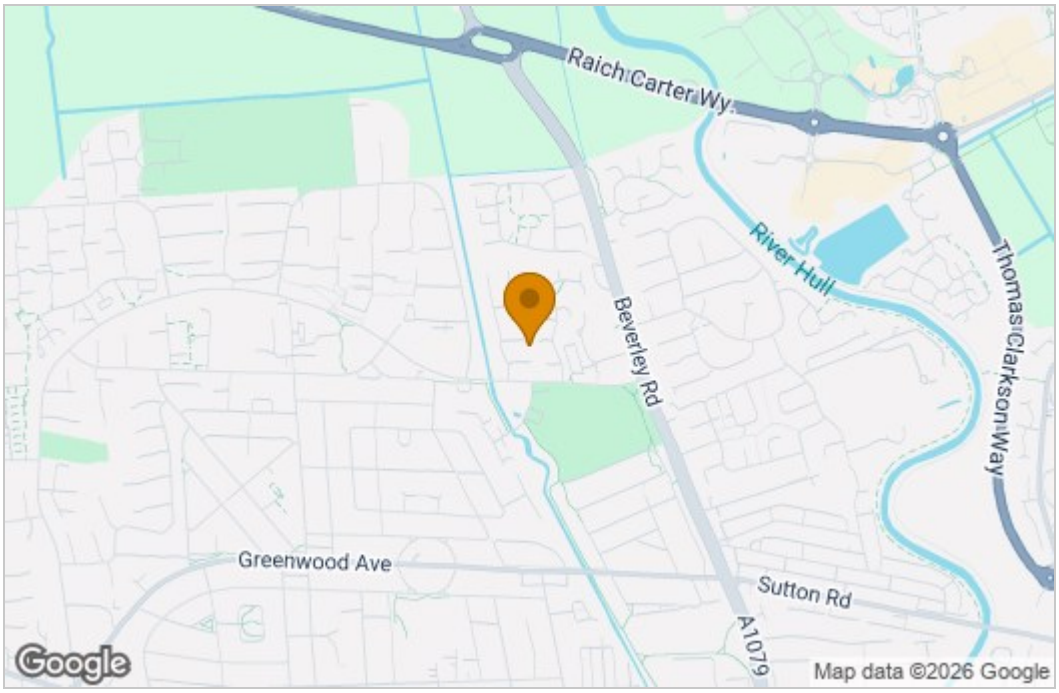
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All 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.

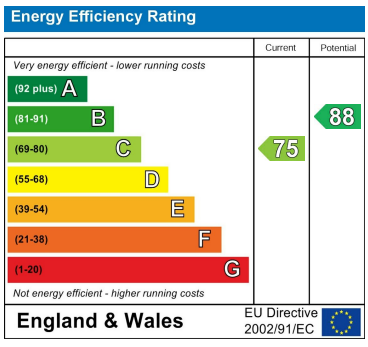
Floor Plan

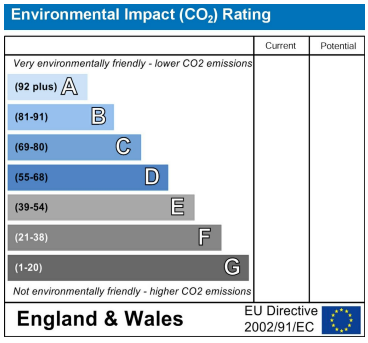


Area Map



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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