

# Whitakers

Estate Agents



## 2 Pinderfield Close, Hull, HU8 0FE

**Guide price £150,000**

\*\*\* GUIDE PRICE £150,000 - £159,950 \*\*\*

LOCATED ON THIS VERY POPULAR DEVELOPMENT TO THE EAST OF THE CITY WHICH ENJOYS AN ABUNDANCE OF GREEN AREAS, THIS MODERN STYLE "MEWS" TYPE PROPERTY IS AN IDEAL OPPORTUNITY FOR THE FIRST TIME BUYER OR INDEEED, THE PURCHASER LOOKING TO DOWN SIZE.

THE PROPERTY BRIEFLY COMPRISES ENTRANCE HALL, CLOAK ROOM, LOUNGE, FITTED DINING KITCHEN WITH APPLIANCES, CONSERVATORY, TWO FIRST FLOOR BEDROOMS AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING. WITH A PLEASANT SOUTH FACING GARDEN TO THE REAR AND OFF STREET PARKING TO THE FRONT APPOINTMENTS TO VIEW ARE ENCOURAGED

Entrance Hall  
Giving Access to;

Cloak Room



A low level WC unit, wash hand basin, tiled floor and a radiator.

Lounge 14'1" x 12'9" (4.30 x 3.90)



Including the staircase, window to the front aspect, attractive laminate flooring and a radiator.

Fitted Dining Kitchen 8'4" x 6'6" (2.55 x 2.00)



A good 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. Window to the rear aspect, partially tiled walls and a tiled floor, plumbing for an automatic washing machine/ dryer and integrated appliances include an electric double oven, electric hob, a stainless steel over head extractor canopy and a fridge.

Conservatory 9'10" x 7'6" (3.00 x 2.30)



Having some "Tilt n Turn" windows, French Doors giving access to the rear garden and a tiled floor.

Bedroom One 11'1" x 12'9" (3.40 x 3.90)



Window to the front aspect, Fitted wardrobe, over

head cupboard, dressing table unit and drawers, bedside cabinets, a built in storage cupboard and a radiator

Bedroom Two 11'3" x 7'4" (3.45 x 2.25)



Window to the rear aspect, fitted wardrobes, a drawer cabinet, a radiator and loft access.

Bathroom



A contemporary white suite to comprise panelled bath, wash hand basin within a vanity unit and a low level WC unit. Tiled walls and floor and there is a plumbed shower unit over the bath with a shower screen to the bath side.

Outside



To the front of the property are off street parking amenities and to the rear is a south facing garden which is laid to lawn and a paved patio area.

Council Tax  
Hull City Council - band B

Tenure

This property is freehold

There is a management fee to pay for the property, we hold the latest statement and it is £196.52 per annum, which covers the open green spaces on this development.

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 a tiled roof

Conservation Area - No, although some trees of the development are under a preservation order.

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

Broadband - Basic 12 Mbps Ultrafast 10000 Mbps

Flood risk - very low

Coastal Erosion -No

Coalfield or Mining Area -No

P l a n n i n g -

<https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?>

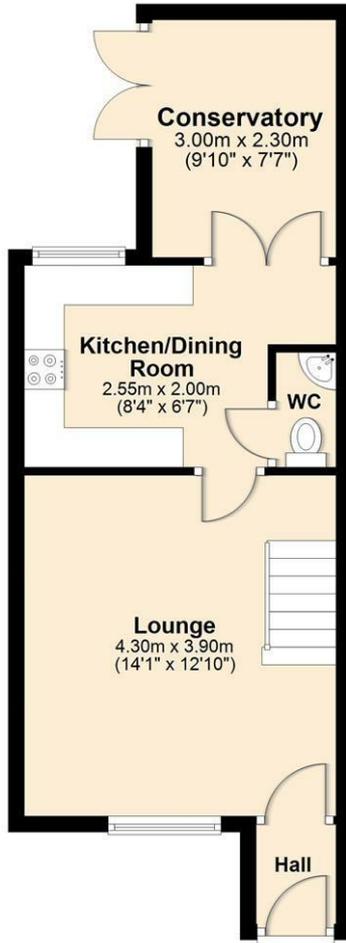
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#### Whitakers Estate Agent Declaration:

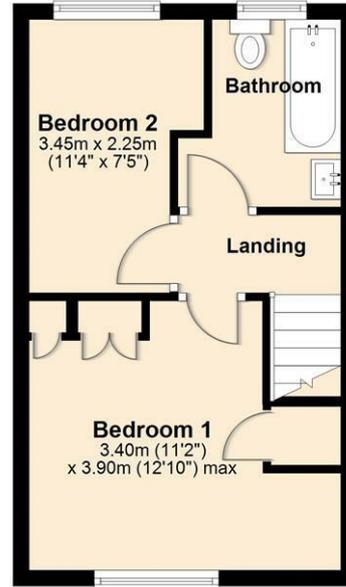
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# Floor Plan

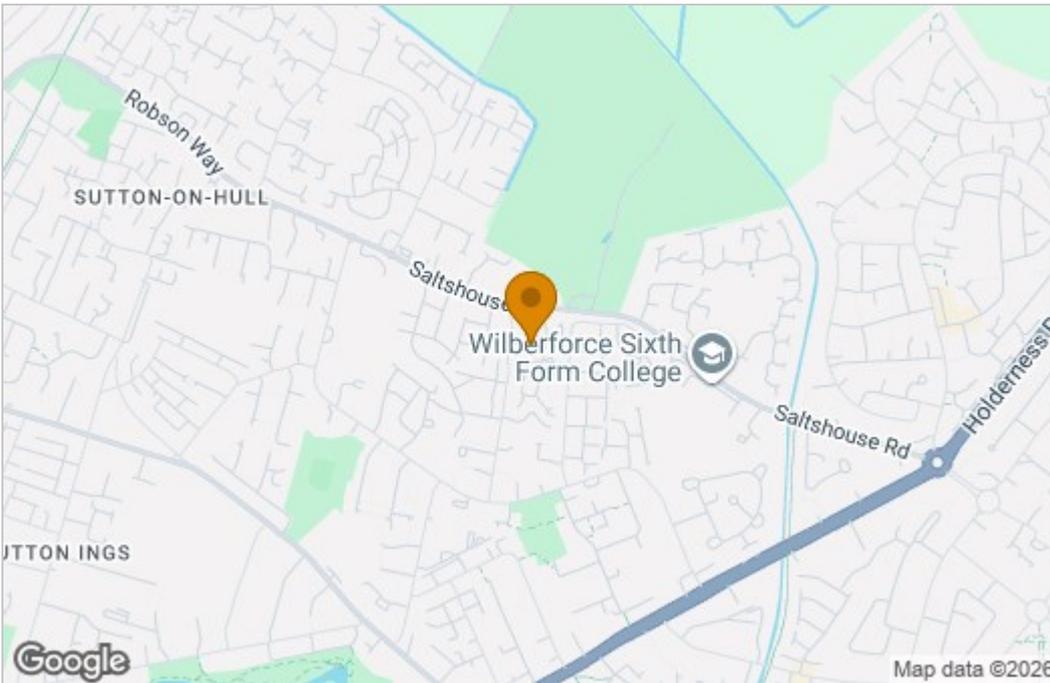
## Ground Floor



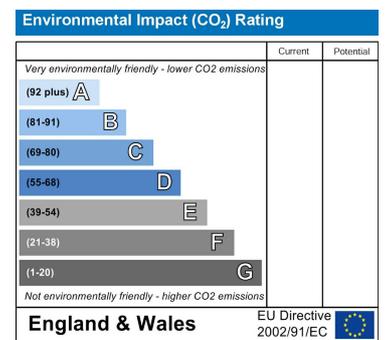
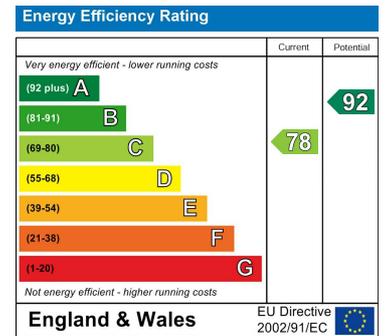
## First Floor



# 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.