

Whitakers

Estate Agents



59 Exton Close, Hull, HU7 4EP

£130,000

PRESENTED IN TRUE MOVE-IN CONDITION, THIS BEAUTIFULLY APPOINTED THREE BEDROOM FAMILY HOME OFFERS STYLISH AND SPACIOUS ACCOMMODATION, PERFECT FOR MODERN FAMILY LIVING. READY FOR THE NEXT OWNERS TO ENJOY FROM DAY ONE, THIS PROPERTY IS NOT TO BE MISSED!

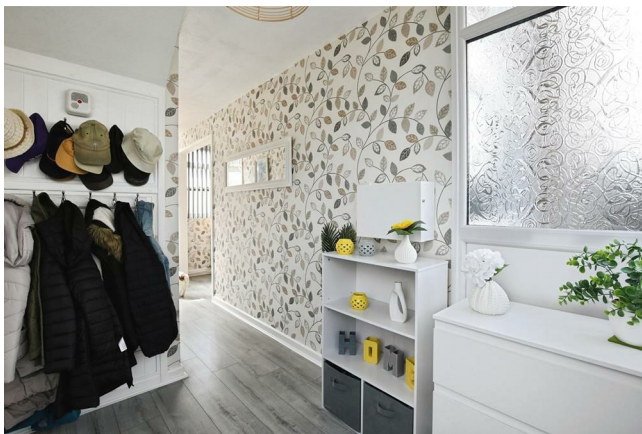
SITUATED IN THE HIGHLY SOUGHT-AFTER AREA OF BRANSHOLME, THE PROPERTY BENEFITS FROM CLOSE PROXIMITY TO WELL-REGARDED SCHOOLS, LOCAL SHOPS, AND A WIDE RANGE OF EVERYDAY AMENITIES. INTERNALLY, THE HOME IS GENEROUSLY PROPORTIONED THROUGHOUT AND BRIEFLY COMPRISES A BRIGHT AND INVITING LOUNGE, A STYLISH FITTED KITCHEN/DINER IDEAL FOR FAMILY LIFE, THREE WELL-SIZED BEDROOMS, A MODERN SHOWER ROOM, AND THE ADDED PRACTICALITY OF A DOWNSTAIRS CLOAKROOM.

OUTSIDE, THE PROPERTY CONTINUES TO IMPRESS WITH A BEAUTIFUL SOUTH-FACING REAR GARDEN, PERFECT FOR RELAXING OR ENTERTAINING DURING THE WARMER MONTHS, ALONG WITH THE BENEFIT OF A DETACHED GARAGE.

FINISHED TO A HIGH STANDARD THROUGHOUT, THIS EXCEPTIONAL HOME REQUIRES NO WORK AND IS READY FOR ITS NEXT OWNERS TO SIMPLY UNPACK AND ENJOY.

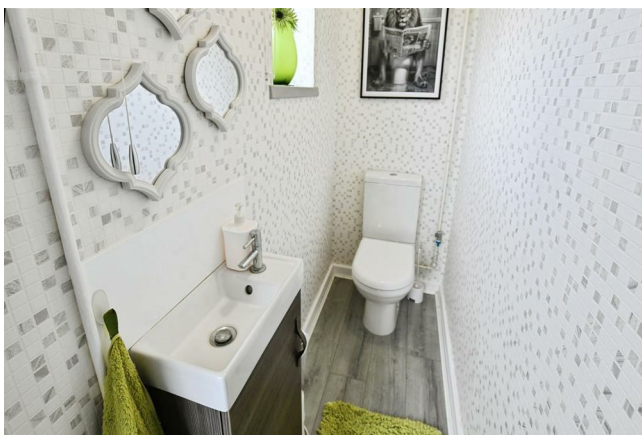
EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.

Entrance Hall



Well proportioned hall with laminate flooring throughout, a radiator, and leading to:

Cloak Room



Laminate flooring, a UPVC window to the front aspect. Comprising of a low level WC and a vanity sink.

Fitted Kitchen/Diner



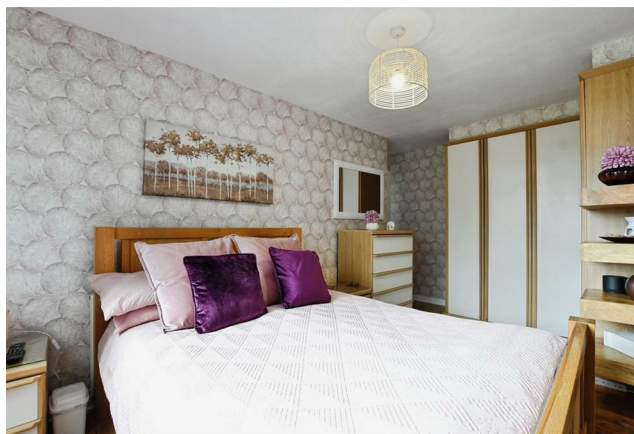
Well proportioned, with a wide range of floor and wall units. Comprising of a stainless steel sink, a UPVC window to the front and rear aspect, with laminate flooring throughout. Finished to a high standard.

Lounge



Spacious lounge, suitable for family life and everyday living. This room is immaculately presented throughout with a UPVC window to the rear aspect. Laminate flooring throughout, with a radiator and an electric fire.

Bedroom 1



Spacious master bedroom, with laminate flooring throughout with built in wardrobes, providing extra storage space, and a UPVC window to the rear aspect.

Bedroom 2



Second double bedroom, with laminate flooring, and a UPVC window to the rear aspect.

Bedroom 3



Third, single bedroom. With laminate flooring, a UPVC window to the rear aspect and a radiator.

Shower Room



Laminate flooring with tiled walls. Comprising of a vanity sink, a low level WC, and a shower with an independent closure.

Garage

Detached garage with an up and over door, and side access. Benefits from a recent newly fitted roof.

Gardens



SOUTH facing rear garden, beautifully presented, great for low maintenance, family living.

Council Tax

Hull City Council tax band A

Tenure

The property is 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 - no standard

Conservation Area - no

Flood Risk -

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

Broadband - Basic 9 Mbps Ultrafast 1000 Mbps

Coastal Erosion - no

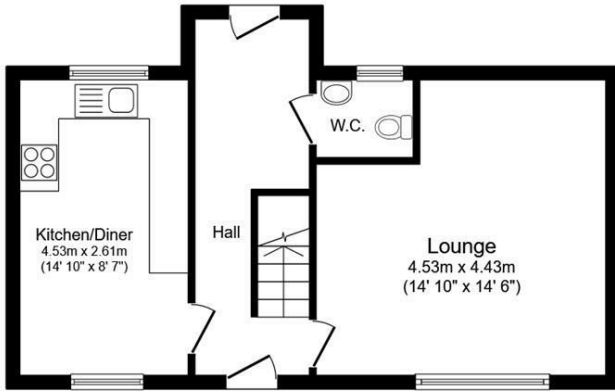
Coalfield or Mining Area - no

Planning - no

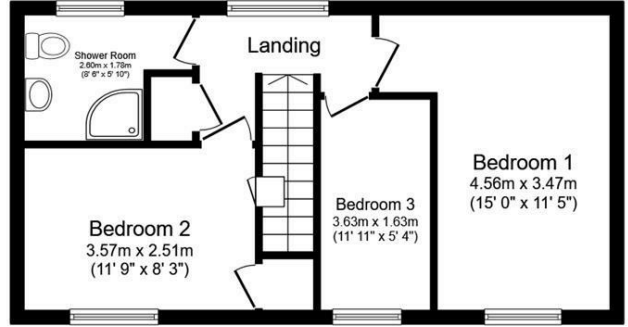
Whitakers Estate Agent Declaration:

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



Ground Floor
 Floor area 42.9 sq.m. (462 sq.ft.)

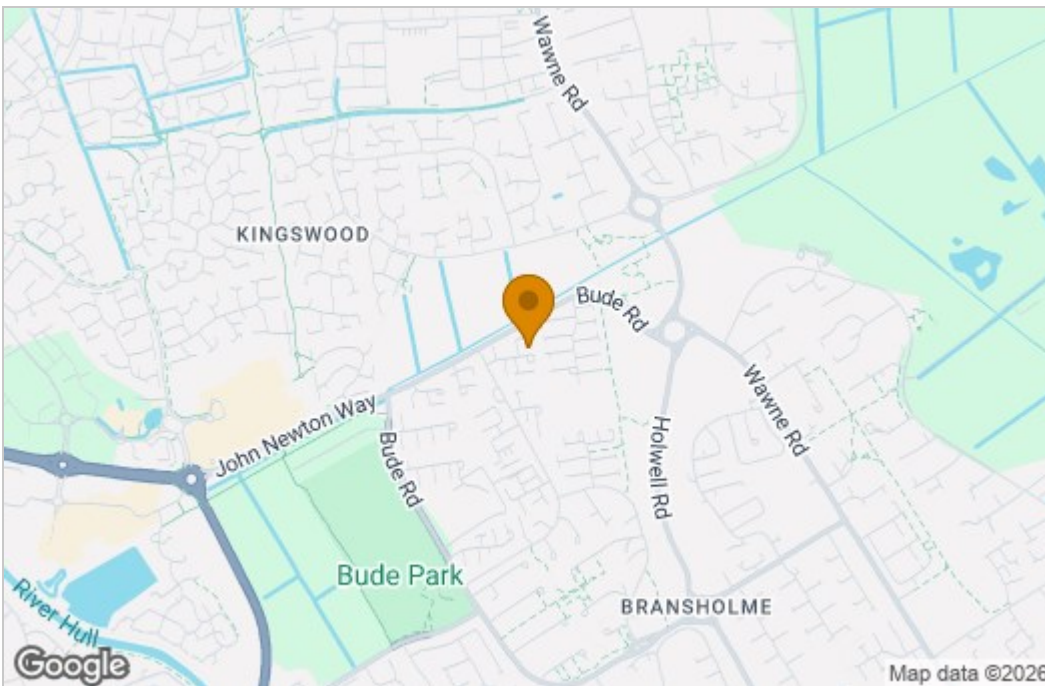


First Floor
 Floor area 41.2 sq.m. (444 sq.ft.)

Total floor area: 84.1 sq.m. (905 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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