Whitakers
Estate Agents









55 Winchester Close, Hull, HU9 4TT

£165,000

Whitakers are pleased to bring this 3 bedroom semi-detached TRUE bungalow to the market, available to purchase with NO ONWARD CHAIN.

Ideally situated on a quiet cul-de-sac in this popular residential location, well positioned for local shops and amenities, this represents an outstanding opportunity for the purchaser to put their own stamp on a spacious bungalow in a popular and sought after area.

Briefly comprising; spacious entrance hallway, lounge, kitchen, three bedrooms and a shower room, the property also boasts a lovely rear garden and detached garage.

Also benefiting from uPVC glazing and gas central heating, viewings are available via our office.

The Accommodation Comprises

Entrance Hallway



uPVC side entrance door into hallway with carpeted flooring, central heating radiator and storage cupboard,

Lounge



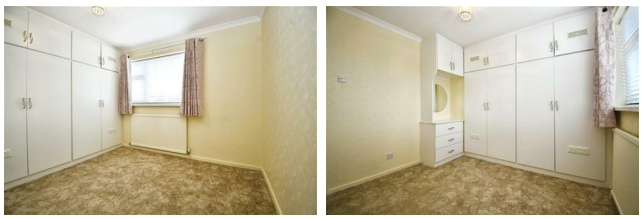
Spacious lounge with uPVC window to front aspect, carpeted flooring, central heating radiator and fireplace with inset electric fire.

Kitchen



with a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. 4 ring gas hob with extractor over and electric fan oven below and 1 1/2 bowl composite sink/drainer. Integrated under counter fridge and freezer, plumbing for automatic washing machine, vinyl flooring, central heating radiator, storage cupboard housing central heating boiler and uPVC window and door into rear garden.

Bedroom One



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

Bedroom Two



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

Bedroom Three



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

Bathroom



Panel bath with electric shower over, low flush wc and hand wash basin housed in vanity unit. Tiled walls, vinyl flooring, central heating radiator, extractor fan and uPVC window to side aspect.

Outside





The low maintenance front garden is block paved with wrought iron fencing to perimeters and side driveway leading to the detached garage and gate to rear garden which is laid mainly to lawn with paved patio seating areas, handy storage shed and timber fencing to perimeters.

Garage

The detached garage has a remote controlled up and over door, electric supply and rear door into garden.

Tenure

The property is Freehold

Council Tax

Council Tax band C
Kingston upon Hull City Council

EPC

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 3 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.

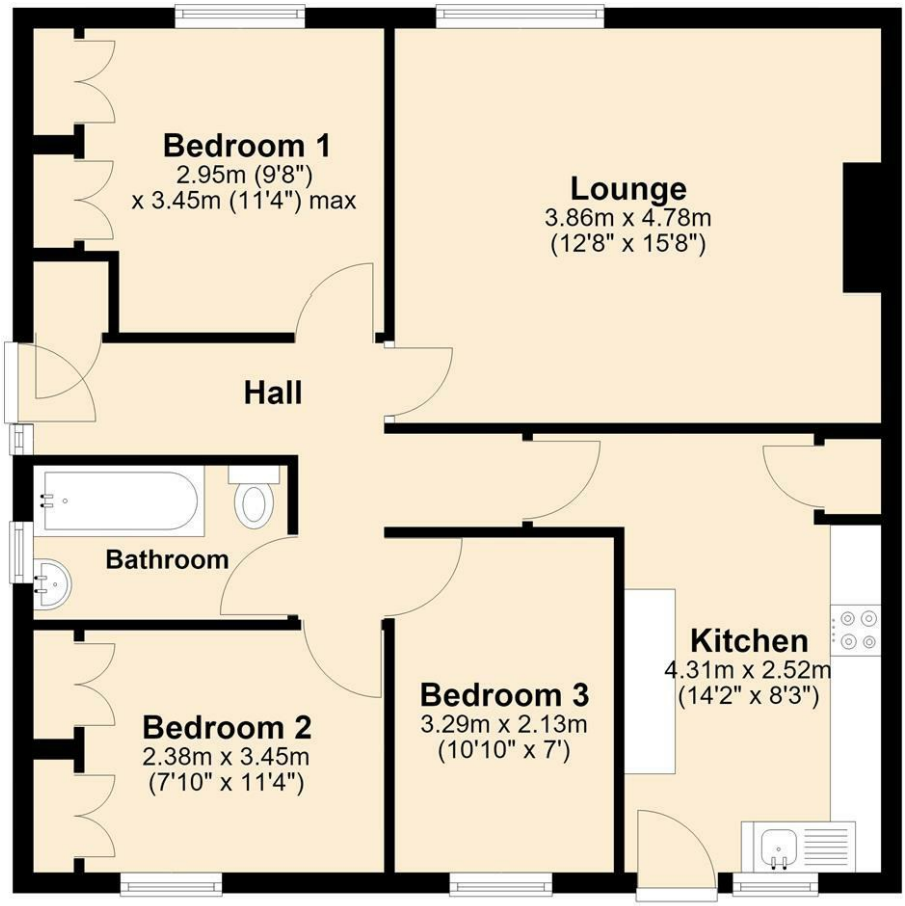
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All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

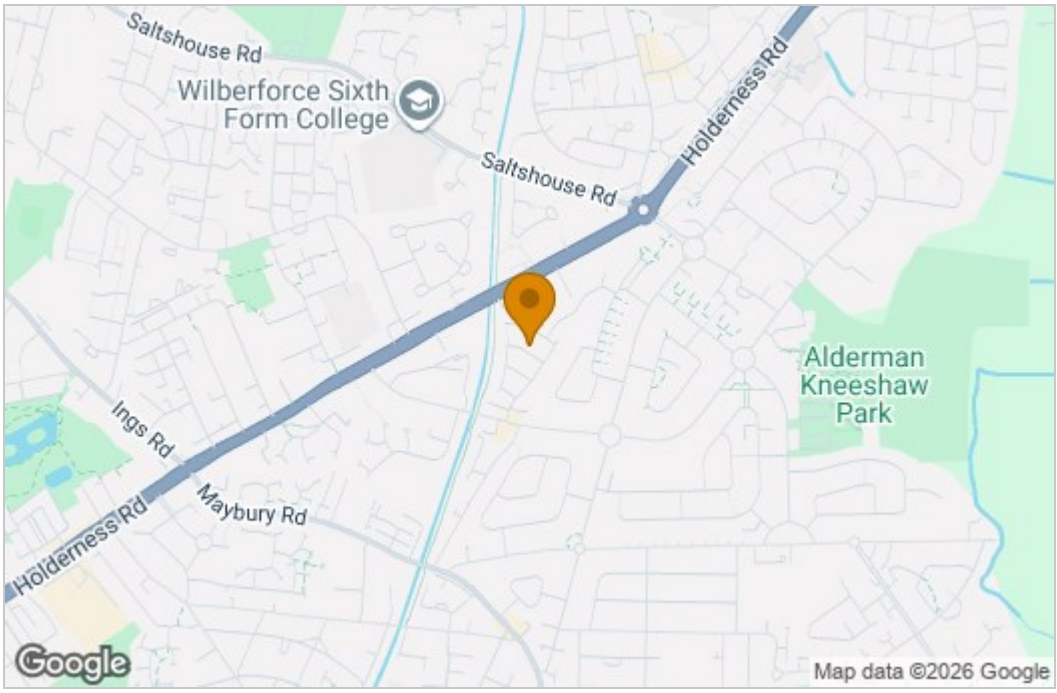
point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Floor Plan

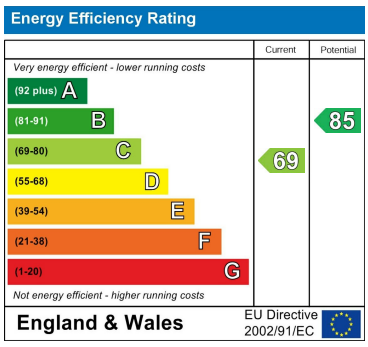
Ground Floor

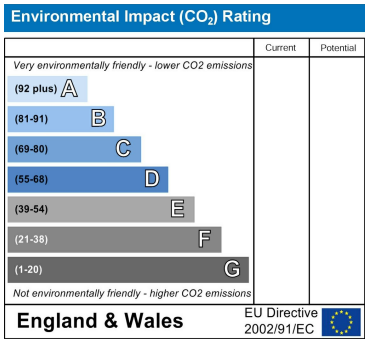


Area Map



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

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