Whitakers
Estate Agents









516 Stroud Crescent East, Hull, HU7 4QW

Offers Over £90,000

HANDILY PLACED FOR LOCAL SHOPPING, MEDICAL AND EDUCATIONAL AMENITIES THIS MODERN STYLE MID TERRACE HOUSE WILL SUIT THE YOUNG FAMILY AND CERTAINLY INTEREST THE FIRST TIME BUYER.

WELL PRESENTED THROUGHOUT, THE ACCOMMODATION AFFORDS ENTRANCE HALL, CLOAK ROOM, LOUNGE, FITTED KITCHEN WITH APPLIANCES, THREE BEDROOMS OF GOOD PROPORTION AND A FAMILY BATHROOM. HAVING GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THERE ARE PLAESANT GARDENS TO THE REAR AND INTERNAL INSPECTION WILL NOT DISAPPOINT!

Storm Porch
With storage cupboards and giving access to;

Entrance Hall



Attractive laminate flooring and a radiator. Opens to:

Cloak Room



A low level wc unit , wash hand basin within a a vanity unit, built in storage cupboard and laminate flooring.

Fitted Kitchen 15'1" x 14'7" (4.60 x 4.45)




Laminate flooring continues and there is 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 top. Windows to the front and rear aspects giving plenty of natural light, partially tiled walls, plumbing for an automatic washing machine and integrated appliances include an electric oven, electric hob and an over head extractor canopy. French doors give access to the rear garden.

Lounge 15'1" x 14'7" (4.60 x 4.45)




Window to the rear aspect, a feature fire surround and a radiator,.

Bedroom One 15'1" x 8'10" (4.60 x 2.71)




Window to the rear aspect and a radiator.

Bedroom Two 11'10" x 8'2" (3.62 x 2.50)




Window to the rear aspect and a radiator.

Bedroom Three 12'0" x 5'3" (3.68 x 1.62)
Bedroom to the rear aspect and a radiator

Bathroom 8'8" x 6'4" (2.66 x 1.95)



A white suite to comprise panelled bath, wash hand basin and a low level wc. There is an electric shower unit over the bath with a shower screen to the bath side and there is a radiator.

Outside




To the front of the property is an enclosed forecourt and to the rear a garden of good proportion laid mainly to lawn.

Council Tax
Hull City Council tax band A

EPC

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.

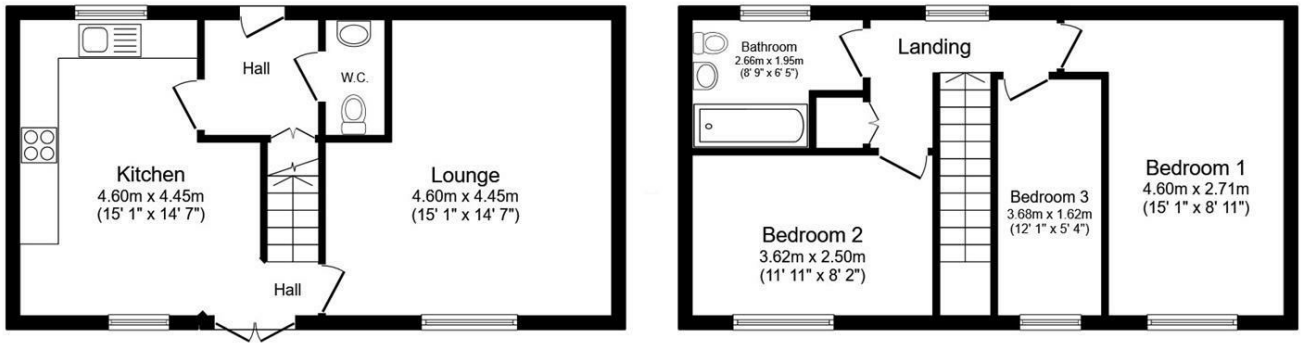
Whitakers Estate Agent Declaration:
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Material Information:
Construction - Non standard construction
Conservation Area - No
Flood Risk -Very low
Mobile Coverage/Signal - EE/Vodafone/O2/Three
Broadband - Basic 23 Mbps Ultrafast 1000 Mbps
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.

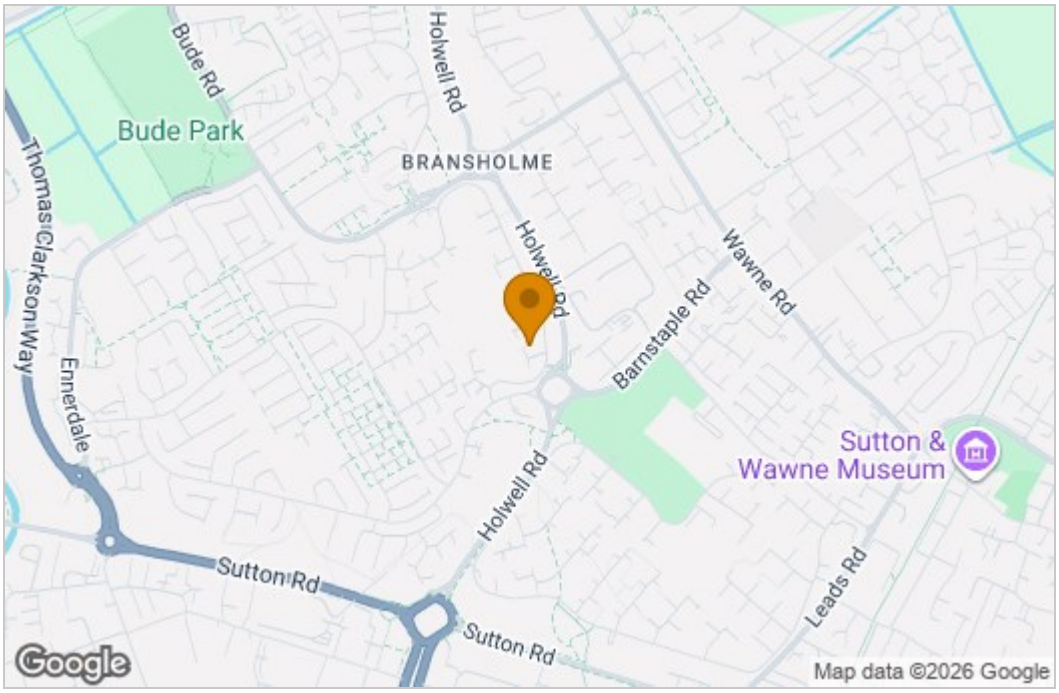
Floor Plan



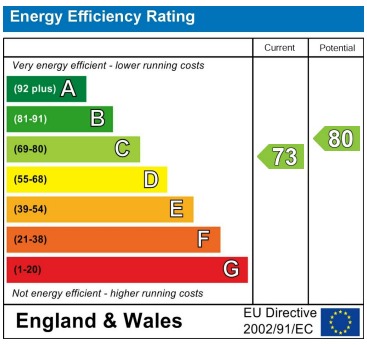
Total floor area: 84.5 sq.m. (910 sq.ft.)

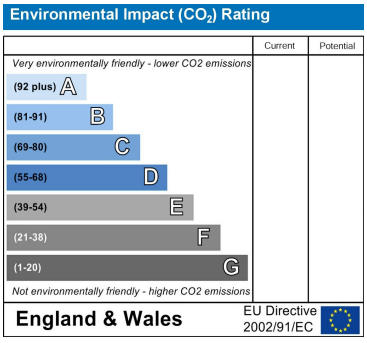
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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





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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