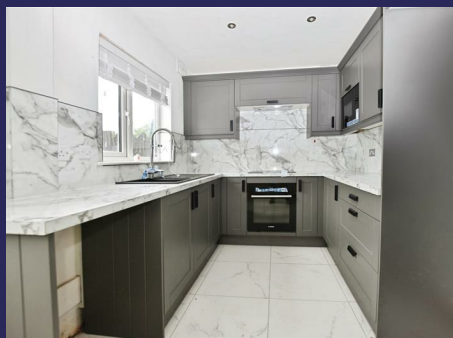


Whitakers

Estate Agents



21 Sledmere Grove, Hull, HU4 6LD

£105,000

PUBLIC NOTICE

21 Sledmere Grove

We are acting in the sale of the above property and have received an offer of £105,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

This two bed terraced property is offered to the market with no onward chain, perfect as a first step onto the ladder or should also work well as a Buy to Let property for any investor looking to increase their portfolio.

The main features include - entrance, lounge, modern open plan kitchen / diner with built in store. The first floor boasts two good bedrooms (master with built in storage) together with the well appointed family bathroom suite.

Externally to the front of the property is a low maintenance garden laid to slate stone, the rear garden is enclosed and mainly laid to lawn with a paved patio seating area to enjoy the sun in the warmer months.

All taken together this property should appeal to wide range of buyers, early viewings are advised.

The Accommodation Comprises

Ground Floor

Entrance

Storm porch to Upvc double glazed front door

Hall

Laminate flooring and stairs to the first floor

Lounge 14'1 x 11'9 (4.29m x 3.58m)



Upvc double glazed and central heating radiator

Kitchen / Diner 15'0 x 7'11 (4.57m x 2.41m)



With floor and eye level units and complimentary work surfaces above and splashback. Tiled floor, sink with mixer tap, Oven, Hob and Hood above. Upvc double glazed and door. Central heating radiator.

First Floor

Landing

Loft hatch

Bedroom One 16'2 x 12'10 (4.93m x 3.91m)



Two Upvc double glazed windows and central heating radiator. Built in store cupboard.

Bedroom Two 10'6 x 8'6 (3.20m x 2.59m)



Laminate flooring, Upvc double glazed window and central heating radiator.

Bathroom 6'2 x 6'2 (1.88m x 1.88m)



Panelled bath, pedestal sink, low flush toilet, Upvc double glazed window and tiled walls and floor.

External



Low maintenance front garden laid to slate stone, the rear garden is mainly laid to lawn with a paved patio seating area.

Council Tax

Local Authority: City Of Kingston Upon Hull

Council Tax Band: A

Tenure

Freehold Tenure

EPC

EPC rating is D

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 sale 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 - Standard

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage / Signal - EE Vodafone Three O2

Broadband - Basic 2 Mbps Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area -Np

Whitakers Estate Agent Declaration

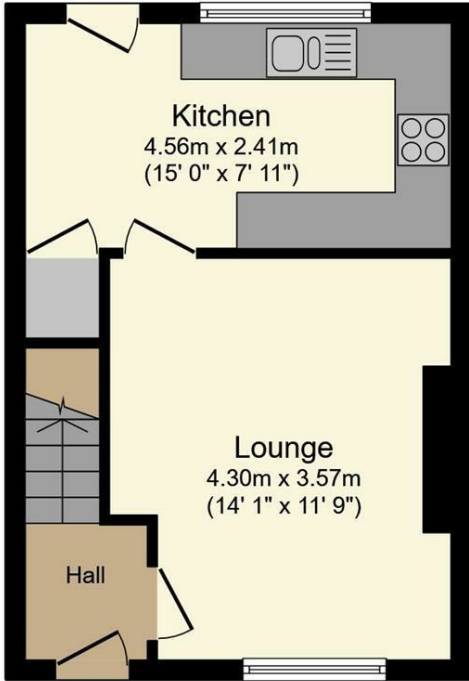
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Making an offer

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 £50.00 - these fees are non refundable.

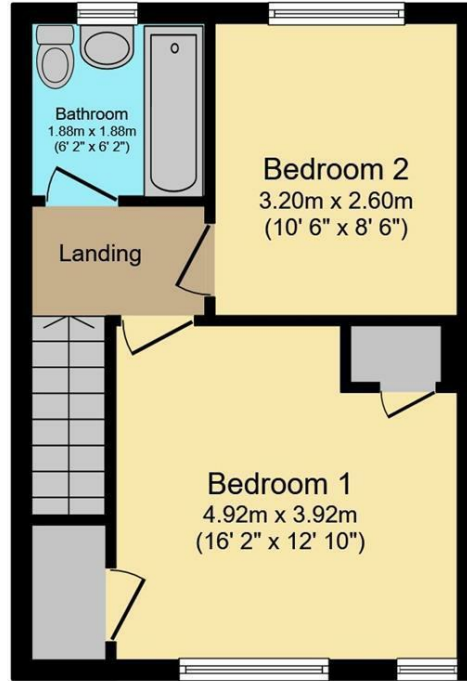
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to silicitors to progress a sale.

Floor Plan



Ground Floor

Floor area 31.1 sq.m. (334 sq.ft.) approx



First Floor

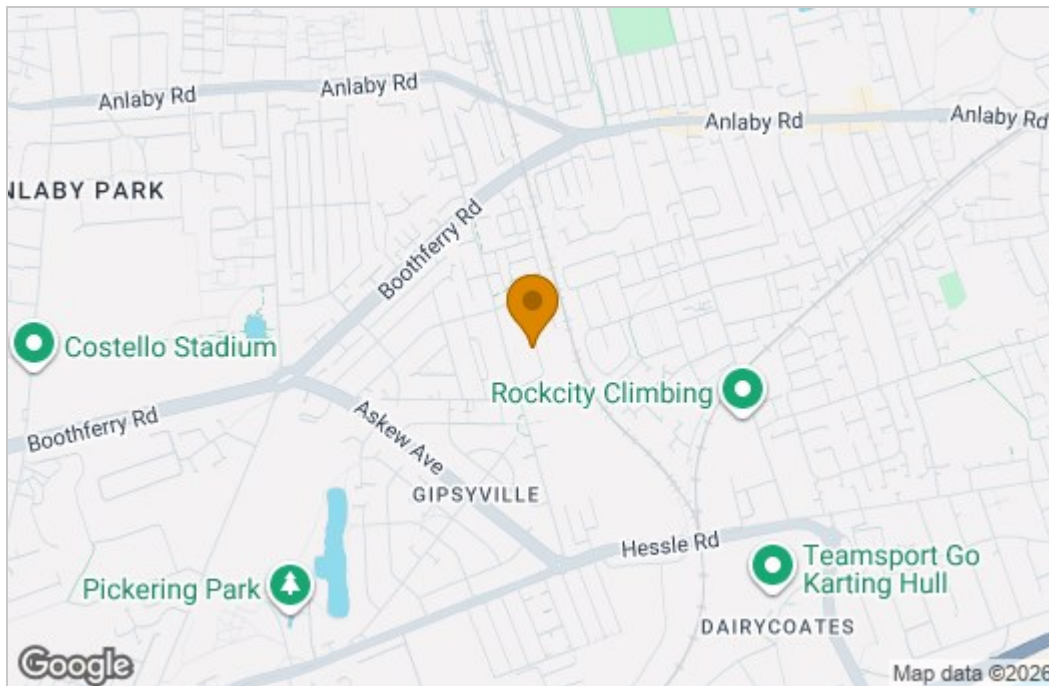
Floor area 31.0 sq.m. (334 sq.ft.) approx

Total floor area 62.1 sq.m. (668 sq.ft.) approx

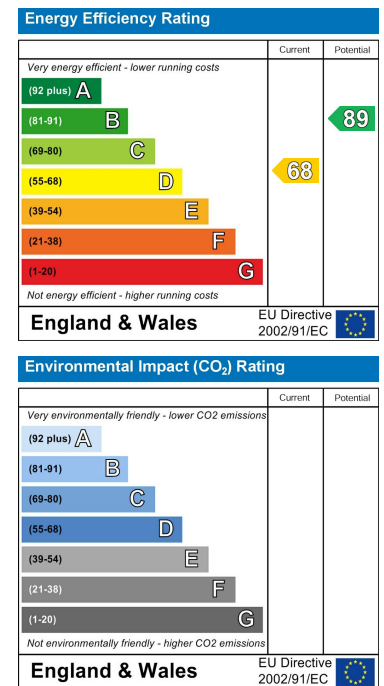
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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.