

Whitakers

Estate Agents



9 Helvellyn Close, Hull, HU7 5AX

£135,000

. LOOKING FOR THAT LITTLE BIT OF EXTRA ROOM ???

. THEN DONT MISS THIS .

THIS BEAUTIFULLY PRESENTED END TERRACE HOUSE IS A MUST VIEW OPPORTUNITY FOR THE GROWING FAMILY UNIT. THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, , LOUNGE, FITTED DINING KITCHEN WITH APPLAINCES, UTILITY ROOM, FOUR BEDROOMS AND A FAMILY BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING. WITH THE ADDED BENEFIT OF AN OUTBUILDING TO THE REAR GARDEN WHICH CAN LEND ITSELF TO A HOST OF POSSIBILITIES, GIVEN THE RELEVANT PERMISSIONS, THIS FABULOUS PROPERTY WILL MOST CERTAINLY CREATE A LOT OF INTEREST AND EARLY VIEWINGS ARE ADVISED IN ORDER TO AVOID DISAPOINTMENT

Entrance Hall



With attractive laminate flooring, a radiator and two built in storage cupboards

Lounge 15'8" x 13'9" (4.80 x 4.21)



Laminate flooring, a radiator and [patio doors giving access to the rear garden.

Fitted Dining Kitchen 24'1" x 9'8" (7.35 x 2.95)



A lovely 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. two windows to the rear aspect, laminate flooring, a radiator and integrated appliances include an electric oven, four ring gas hob and a stainless steel over head extractor canopy

Utility Room



Fitted floor unit having round bowl sink unit with

monobloc tap, contrasting work surface, wall cupboards, tiled floor and splash back tiling and plumbing for an automatic washing machine

First Floor Landing



With two built in storage cupboards and a giving access to:

Bedroom One 15'8" x 8'0" (4.80 x 2.45)



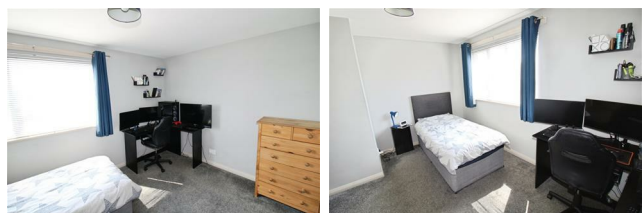
Window to the rear aspect and a radiator.

Bedroom Two 12'3" x 9'7" (3.75 x 2.93)



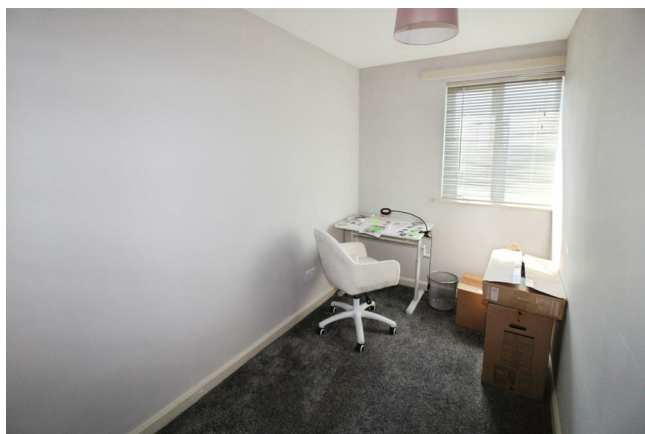
Window to the rear aspect and a radiator

Bedroom Three 12'5" x 5'8" (3.80 x 1.75)



Window to the rear aspect and a radiator

Bedroom Four 11'6" x 6'10" (3.53 x 2.10)



Bedroom to the rear aspect and a radiator

Bathroom



A contemporary suite in white to comprise panelled bath wash hand basin within a vanity unit and a low level wc unit. Tiled walls and floor, spotlights to the ceiling, a chrome heated towel rail and there is a plumbed shower unit within an independent double size enclosure.

Gardens



To the front of the property is an enclosed courtyard and to the rear a garden laid to decorative aggregates with a decking area and pergola

Outbuilding



To the rear garden is an impressive outbuilding which lends itself to a number of uses, given the relevant permissions and is fitted with an electrical supply.

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:

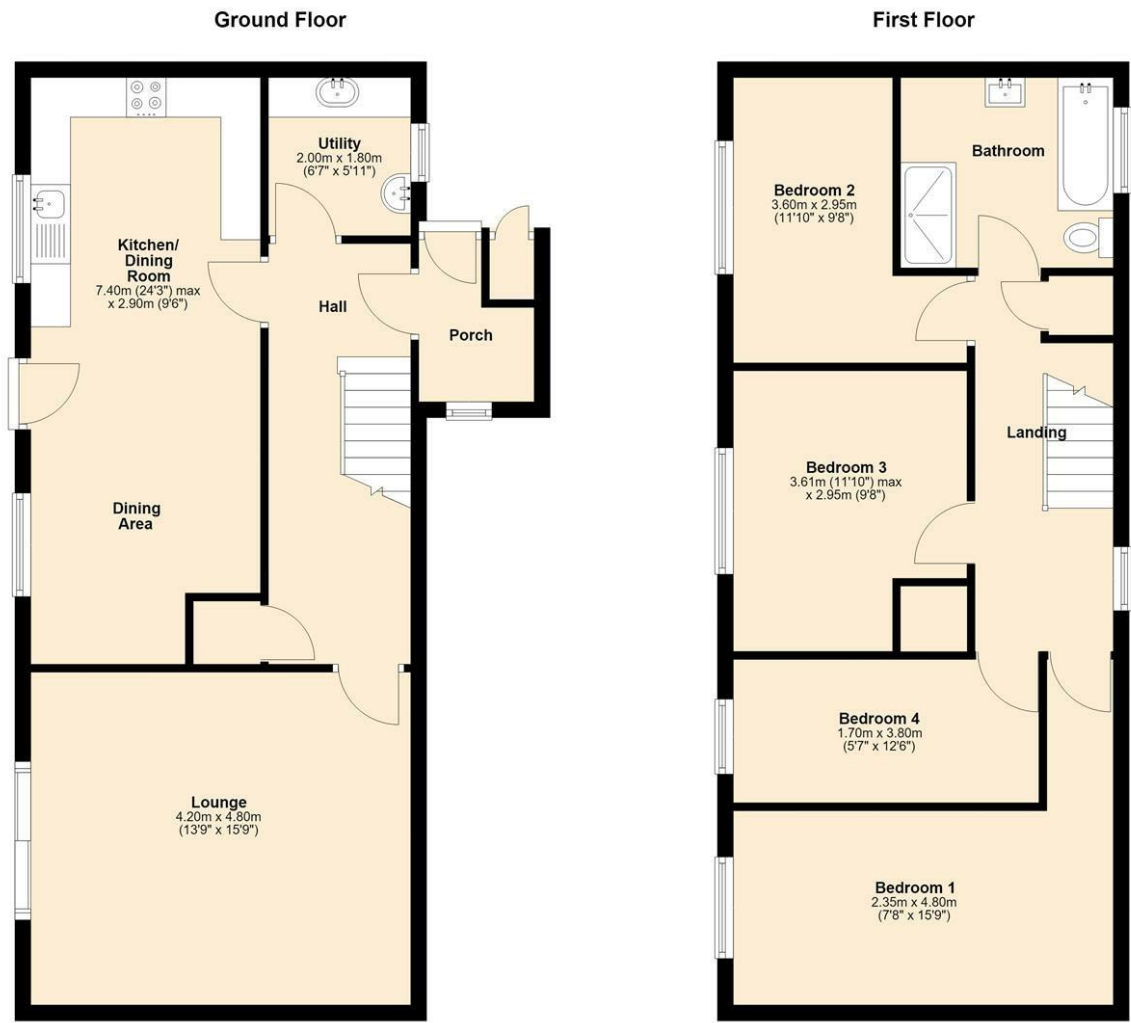
Construction - Non Standard Construction
Conservation Area - No
Flood Risk -Very Low
Mobile Coverage/Signal -Yes
Broadband - Yes
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

Offering on a property

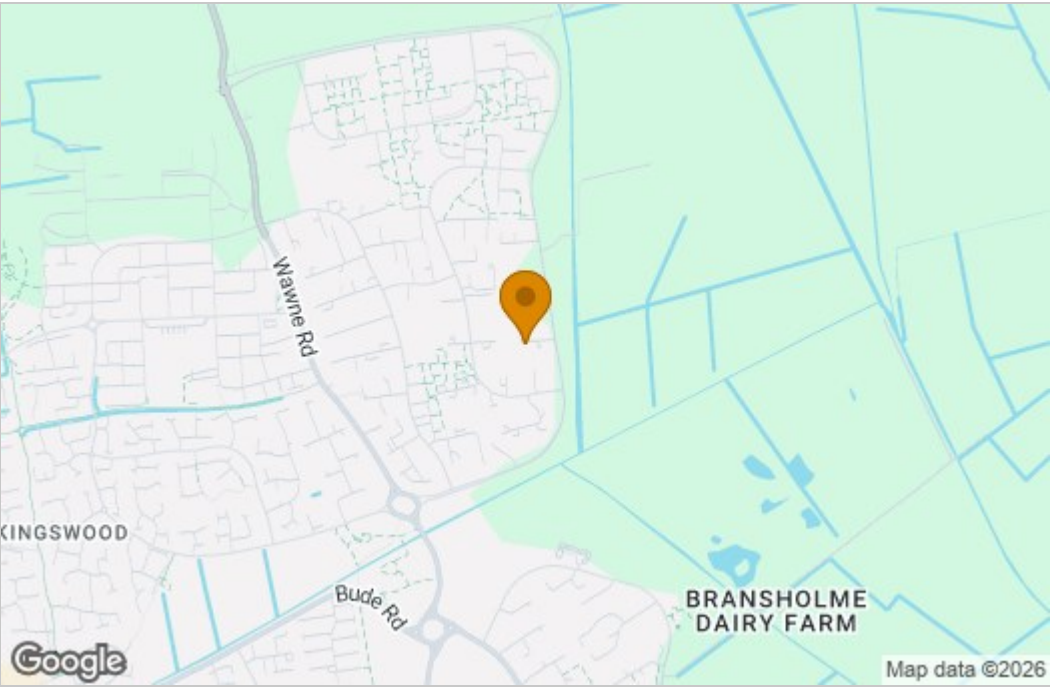
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per 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.

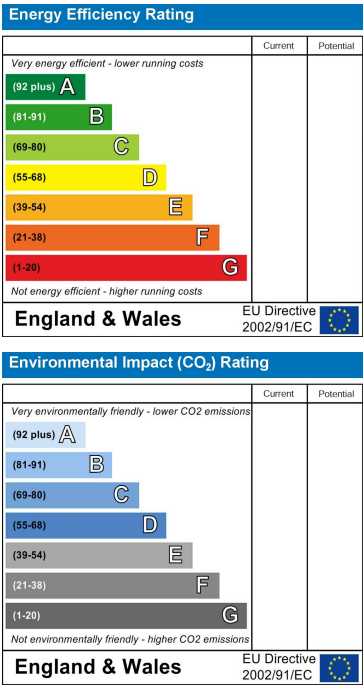
Floor Plan



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.