

# Whitakers

Estate Agents



## 2 Flanders Red, Hull, HU7 4WF

**Asking Price £220,000**

NO ONWARDS CHAIN!! MOVE IN CONDITION!!!

THIS WELL PROPORTIONED, THREE BEDROOM DETACHED HOME IS THE PERFECT CHOICE FOR FIRST TIME BUYERS OR THE GROWING FAMILY TO SETTLE INTO A WELCOMING AND WELL LOCATED PROPERTY. OFFERING GENEROUS LIVING SPACE THROUGHOUT, THE HOME FEATURES A SPACIOUS REAR KITCHEN - IDEAL FOR ENTERTAINING OR SPENDING TIME AS A FAMILY!

EXTERNALLY, THE PROPERTY BENEFITS FROM A LARGE DETACHED GARAGE PROVIDING ADDITIONAL PARKING OR VALUABLE STORAGE SPACE. THE GENEROUS SOUTH-WEST FACING GARDEN IS LOW MAINTENANCE AND ENJOYS PLENTY OF SUNSHINE THROUGHOUT THE SUMMER MONTHS.

SITUATED IN THE HEART OF EAST HULL, THE PROPERTY IS CONVENIENTLY POSITIONED CLOSE TO WELL REGARDED LOCAL SCHOOLS, SHOPS AND AMENITIES, WITH KINGSWOOD RETAIL PARK AND SUTTON PARK, JUST A SHORT DISTANCE AWAY.

A FANTASTIC OPPORTUNITY FOR BUYERS READY TO TAKE THEIR FIRST STEP ONTO THE PROPERTY LADDER OR CREATE A LONG-TERM FAMILY HOME.

## Entrance Hall



Laminate flooring, leading to downstairs W/C, stairs to the first floor, lounge and kitchen entrance with a double glazed front door and a radiator.

Lounge 16'6" x 10'6" (5.04 x 3.22)



Carpeted throughout with UPVC window to the front aspect, a radiator, and a gas fire.

Fitted Kitchen 17'5" x 10'10" (5.32 x 3.32)



Generously sized and boasts a wide range of fitted floor and wall units with a gas hob and a stainless steel sink. French doors to the rear, and a double glazed door to the side aspect. Lino flooring throughout, and an understairs storage cupboard, providing extra space, and a radiator.

## Downstairs WC



Situated close to the entrance door, is a well presented downstairs W/C. Tile flooring, a low level WC and a pedestal sink. UPVC window and a radiator.

Bedroom 1 11'11" x 10'8" (3.64 x 3.26)



Well proportioned master bedroom, carpeted throughout, with a radiator and a UPVC window. This bedroom leads to an en-suite.

## En-Suite



UPVC window to the side aspect, with a shower, pedestal sink, and a low level w/c. Lino flooring throughout

### Bedroom 2 10'7" x 9'5" (3.25 x 2.89)



This second double room is carpeted throughout, has a window to the rear and a radiator.

### Bedroom 3 10'5" x 6'6" (3.20 x 2.00)



Generously sized third bedroom, carpeted throughout with a radiator and a UPVC window to the rear.

### Bathroom



Bathroom to the first floor, with a storage cupboard, lino throughout, comprises of a bath, overhead shower, low level wc and a sink. UPVC window to the front and a radiator.

### Outside



externally, comprises of a large detached garage with a side door and an up and over door, south-west facing garden, great for the summer months. access through side gates to either side of the property and double gates to the rear. Garden is low maintenance, and partially paved.

### Council Tax

Hull City Council - Band D

### EPC Rating

EPC rating C

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.

### Material Information:

Construction - no

Conservation Area - no

Flood Risk - very low

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

Broadband - Basic 8 Mbps Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - no

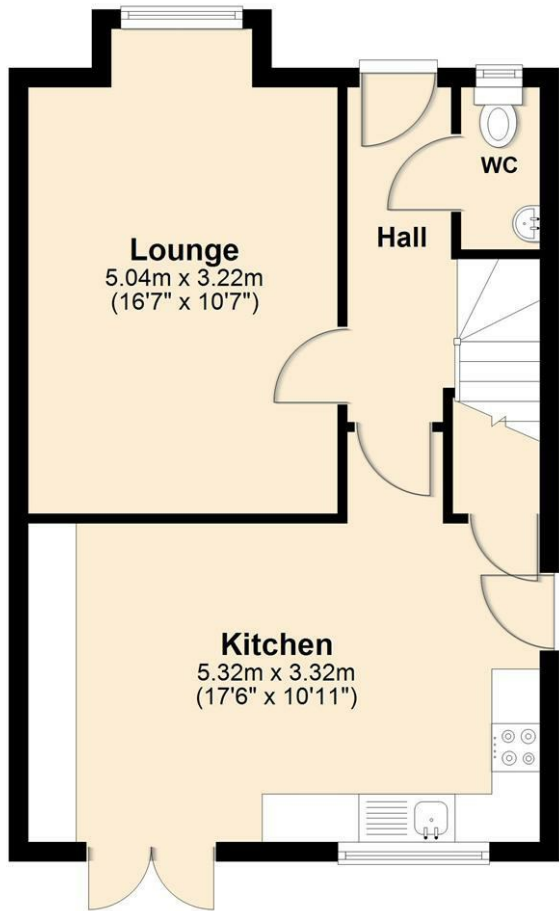
Planning - no

### Whitakers Estate Agent Declaration:

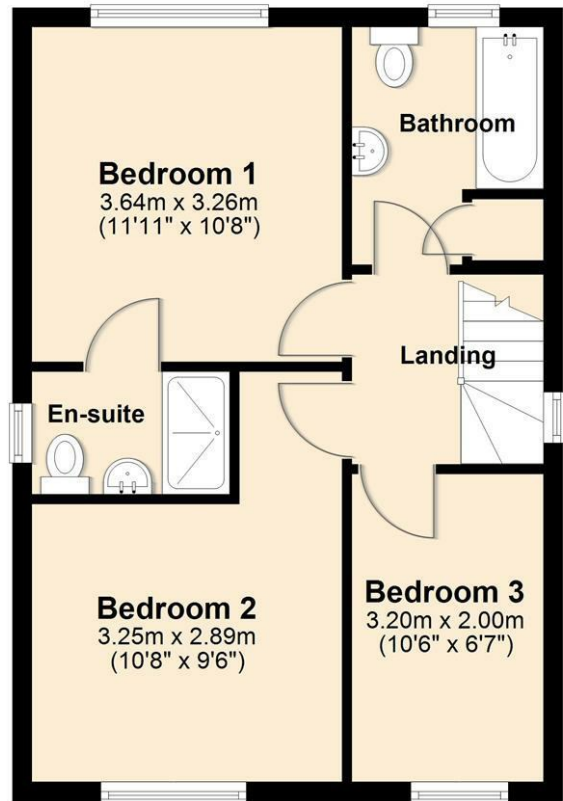
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

# Floor Plan

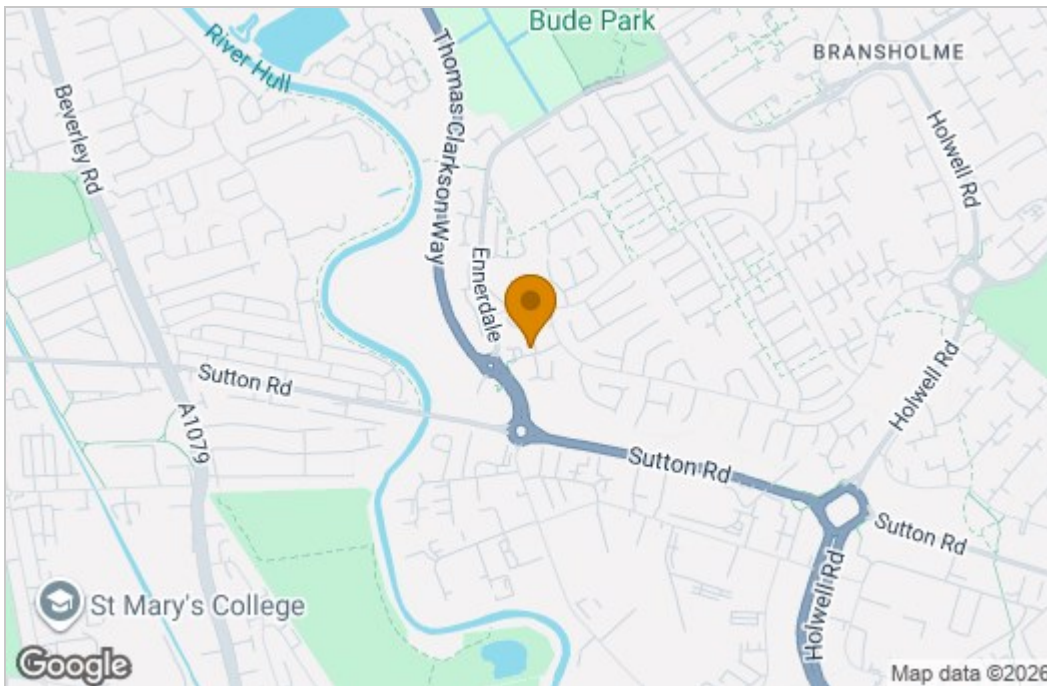
## Ground Floor



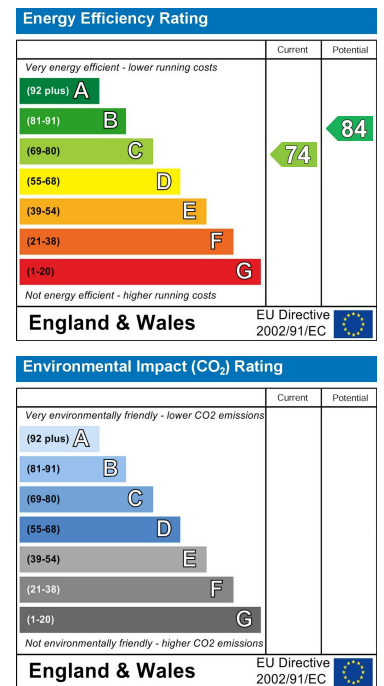
## First Floor



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.