

Whitakers

Estate Agents



1 Astley Close, Hull, HU12 8FN

£195,000

Whitakers are delighted to present this OUTSTANDING 3 bedroom modern end terraced home, available in true "MOVE-IN" condition!

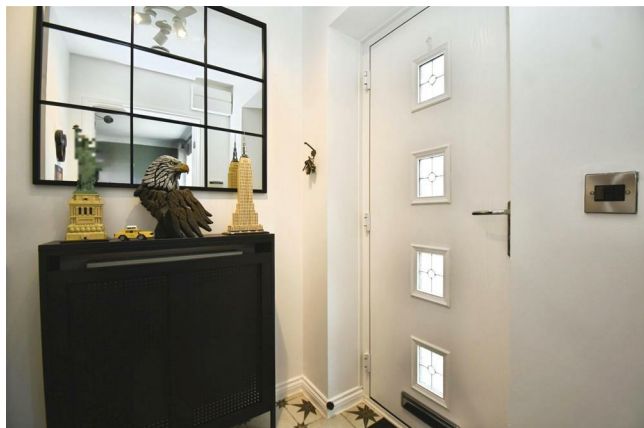
Ideally situated next to open green space on this sought after development in the ever popular market town of Hedon, ideally positioned for local shops, schools and amenities together with excellent transport links into the City of Hull and out to East Coast villages, the property has been meticulously maintained and improved by the current owners to provide accommodation of the highest standard!

Tastefully and stylishly presented throughout, the property briefly comprises; entrance hallway, lounge, modern dining kitchen, utility area and downstairs cloakroom to the ground floor whilst to the first floor there are 3 bedrooms and a stunning 4 piece bathroom with separate shower cubicle.

Also benefitting from off road parking for TWO vehicles to the front and a lovely enclosed rear garden together with gas central heating and UPVC double glazing throughout, the property is ideal for First time buyers and families alike and internal viewing is strongly recommended to fully appreciate the standard of accommodation on offer!

The Accommodation Comprises

Entrance Hallway



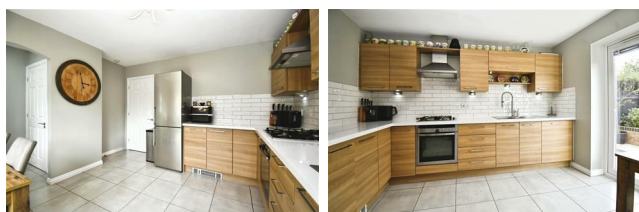
Composite door into entrance hallway with tiled flooring, central heating radiator and carpeted stairs to first floor

Lounge 14'9 x 12'8 max (4.50m x 3.86m max)



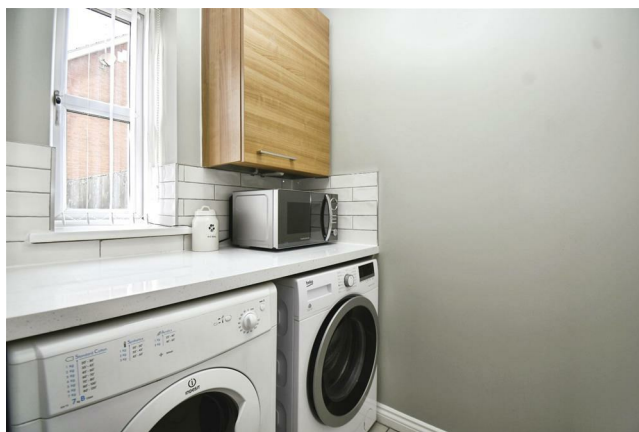
uPVC window to front aspect, carpeted flooring, central heating radiator and under stair cupboard.

Kitchen/Dining Room 11'8 x 12'3 (3.56m x 3.73m)



Fitted with a range of contemporary wall and base units, contrasting work surfaces and tiled splashbacks. 4 ring NEFF gas hob and extractor fan with NEFF fan oven below. 1 and a half bowl stainless steel sink/drainer, central heating radiator, uPVC French doors into rear garden and tiled flooring extending into.....

Utility Room



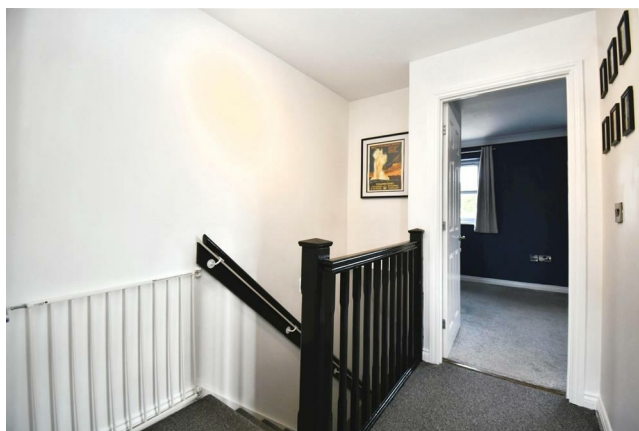
Tiled flooring, work surface with tiled splashback, plumbing for automatic washing machine and space for dryer, cupboard housing central heating boiler, uPVC window to rear aspect and door into.....

Downstairs Cloakroom



With low flush wc, hand wash basin mounted in vanity unit, vinyl flooring and central heating radiator.

First Floor Landing



With carpeted flooring, airing cupboard and loft access hatch with drop down ladder giving access to part boarded loft.

Bedroom One 9'9 x 15'8 max (2.97m x 4.78m max)



Double bedroom with two uPVC windows to front aspect, carpeted flooring, central heating radiator, built in cupboard and fitted drawer storage.

Bedroom Two 10'5 x 8'10 (3.18m x 2.69m)



Double bedroom with uPVC window to rear aspect, carpeted flooring, central heating radiator

Bedroom Three 7' x 6'6 (2.13m x 1.98m)



Single bedroom with uPVC window to rear aspect, carpeted flooring, central heating radiator

Bathroom

The stunning family bathroom comprises shower cubicle with twin head mains shower over, panel bath. low flush wc and hand wash basin housed in vanity unit. Heated chrome towel rail, vinyl flooring, part tiled walls and uPVC window to side aspect.

Outside



The front of the property is block paved to provide off road parking for two vehicles. Side gate gives

access to the enclosed rear garden laid mainly to lawn with paved patio seating area, raised flower beds, storage shed external power supply and timber fencing to perimeters.

Tenure

The property is Freehold

Council Tax

Council Tax band B

East Riding of Yorkshire Council

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 - Very Low

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

Broadband - Basic 20 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:

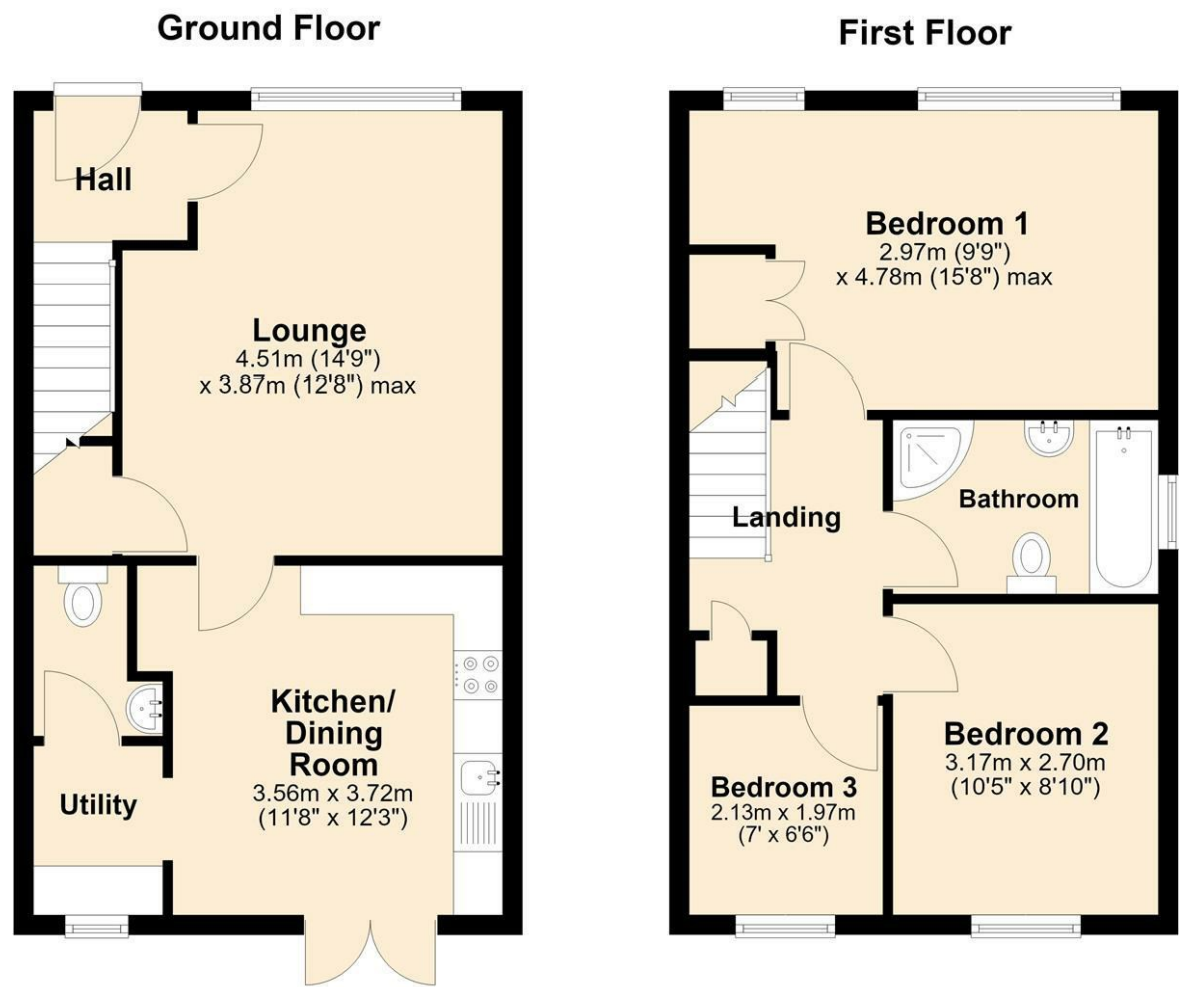
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans 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.

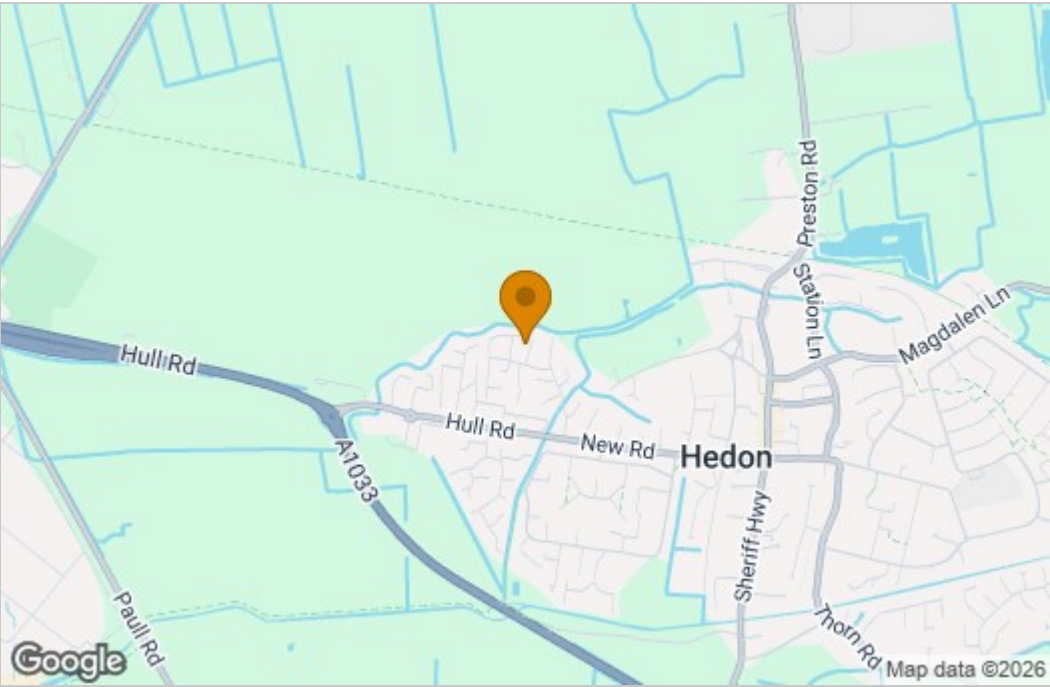
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All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

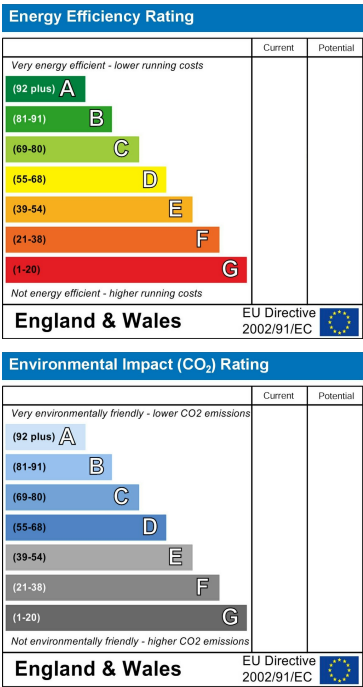
Floor Plan



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.