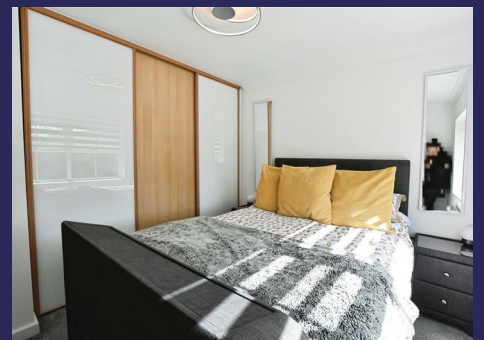


Whitakers

Estate Agents



3 Ferryman Close, Hull, HU7 5ET

Asking Price £225,000

IMMACULATELY PRESENTED THROUGHOUT AND CHAIN FREE!

SITUATED IN THE HIGHLY SOUGHT-AFTER AREA OF WAWNE VILLAGE, THIS BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED FAMILY HOME IS OFFERED IN TRUE MOVE-IN CONDITION — PERFECT FOR BUYERS LOOKING TO SETTLE IN WITHOUT THE NEED FOR ANY REFURBISHMENT.

INTERNALLY, THE PROPERTY BOASTS THREE WELL-PROPORTIONED BEDROOMS, WITH THE MASTER BENEFITING FROM A STYLISH EN SUITE. THE GROUND FLOOR FEATURES A SPACIOUS, MODERN FITTED KITCHEN/DINER COMPLETE WITH INTEGRATED APPLIANCES, ALONGSIDE A SEPARATE, PRACTICAL UTILITY ROOM.

EXTERNALLY, THE HOME OFFERS OFF-STREET PARKING FOR MULTIPLE VEHICLES AND A GENEROUSLY SIZED REAR GARDEN — PERFECT FOR FAMILY LIVING AND ENTERTAINING.

A FANTASTIC FAMILY HOME — EARLY INTERNAL VIEWINGS ARE HIGHLY RECOMMENDED.

Entrance Hall

Laminate flooring, with a radiator, leading to stairs and lounge.

Lounge 12'2" x 10'10" (3.72 x 3.32)



Well presented lounge with a UPVC window to the front aspect, laminate flooring and an under stairs storage cupboard.

Utility Room



Laminate flooring with window to the side aspect, and fitted worktop space.

Cloak Room



Conveniently placed downstairs cloak room. Compromising of a low level WC, a vanity sink, and storage unit. with laminate flooring.

Fitted Kitchen 11'11" x 14'1" (3.64 x 4.30)



Well proportioned fitted kitchen to the rear of the property, with a wide range of floor and wall units, a fitted breakfast bar, and all integrated appliances with a gas hob and a stainless steel sink. Offers a UPVC window to the rear aspect and French doors leading to the gardens.

Bedroom 1 10'5" x 9'8" (3.20 x 2.95)



Master bedroom to the front of the property, carpeted throughout with fitted wardrobes and a UPVC window to the front aspect and a radiator. Leads to the en-suite.

En Suite



En Suite leading from the master bedroom, with fully tiled floor and walls. Comprises of WC, vanity sink and a shower with an independent closure. Offers a UPVC window to the front aspect and a heated towel rail.

Bedroom 2 11'11" x 7'7" (3.64 x 2.33)



Well proportioned, second double bedroom.

Carpeted with a UPVC window to the rear aspect and a radiator.

Bedroom 3 9'9" x 6'2" (2.98 x 1.89)



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

Bathroom



Well proportioned family bathroom, comprising a three piece bathroom suite with an overhead shower. Fully tiled floor and walls, with a heated towel rail and a UPVC window to the side aspect.

Gardens



Low maintenance rear garden, with partial block paving to the side aspect. To the front of the property offer off street parking for multiple vehicles.

Council Tax

East Riding of Yorkshire council tax band B

EPC

EPC rating B

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 - Brick under tile roof

Conservation Area - no

Flood Risk - very low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - no

Coalfield or Mining Area - no

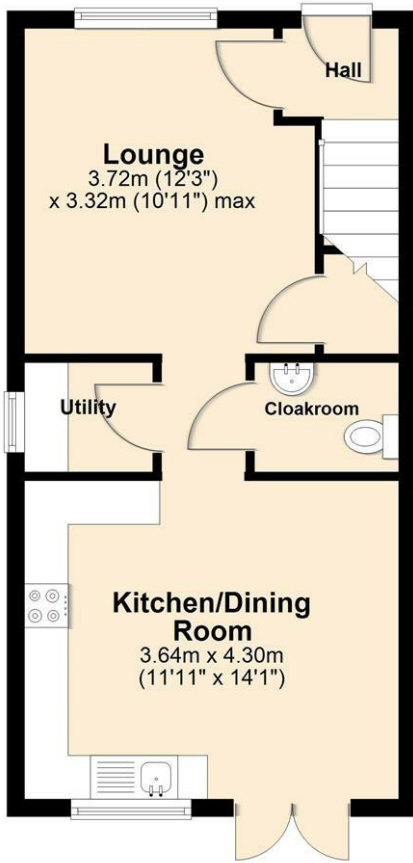
Planning - no

Whitakers Estate Agent Declaration:

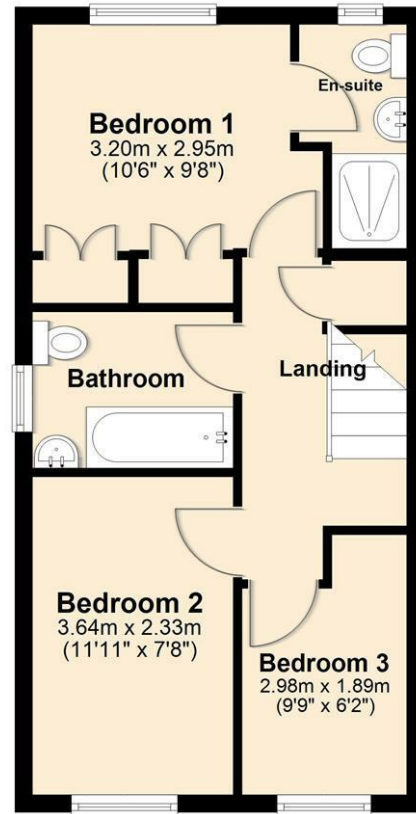
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

Ground Floor



First Floor

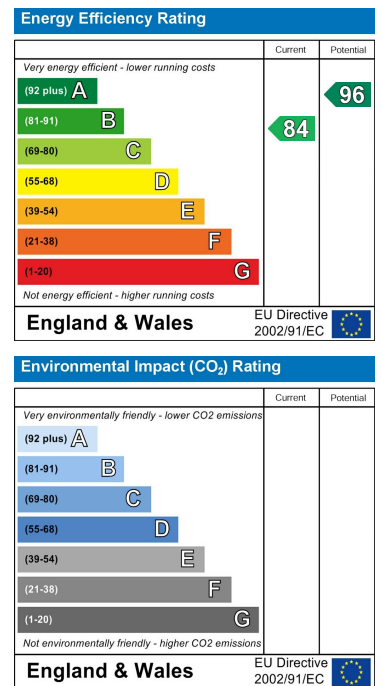


Total area: approx. 75.7 sq. metres (815.1 sq. feet)

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.