Whitakers
Estate Agents









6 Old Farm Close, Hull, HU12 0AQ

Offers Around £140,000

ATTENTION FIRST TIME BUYERS TAKE A LOOK AT THIS LOVELY PROPERTY**
Enjoying a Cul De Sac setting of Old Farm Close, in the popular village of Ottringham is this attractive MEWS STYLE, END OF TERRACE PROPERTY.
The property has been lovingly upgraded by the current owner to present a TURN KEY OPPORTUNITY for new owners to move straight into.
The property has cosy cottage feel with a comfortable LOUNGE with feature window seat and a modern BREAKFAST KITCHEN with a range of fitted units and built in cooker, ideal for the culinary member of the family. There is space for table & chairs and a door opening out to the patio with an attractive pergola, creating a lovely outdoor area, perfect for entertaining family & friends.
There are TWO DOUBLE BEDROOMS and a modern BATHROOM to the first floor.
Outside there is ALLOCATED PARKING to the rear of the property and a lovely rear GARDEN.
The quiet Holderness village of Ottringham lies approximately thirteen miles east of Kingston upon Hull and nine miles from the historic town of Hedon where there are excellent shopping amenities. Public transportation runs between Hull and Withernsea. The village is located on the A1033 which connects directly to the A63/M62 motorway link and the national network. A main line train station is situated at Hull Paragon and offers an Intercity connection to Londons Kings Cross

Accommodation Comprising

Entrance
A canopied front entrance door opens into the lounge.

Lounge 11'10" x 11'9" (3.62 x 3.59)



The lounge has a cosy cottage feel with feature window seat and double glazed window to front elevation. Radiator and staircase taking you up to the first floor.

Lounge Window Seat



Attractive window seat with useful storage below.

Breakfast Kitchen 11'10" x 9'0" (3.61 x 2.75)



A light and airy breakfast kitchen incorporating a range of fitted units to base and walls with complimentary work surface and upstands. Built in oven with electric hob and stainless steel extractor hood above. Stainless steel sink with mixer tap and drainer. Plumbed for automatic washing machine and space for fridge freezer. Space for breakfast table & chairs. Double glazed window and door provides access to the rear garden. Radiator and tiled flooring.

Kitchen



Pretty Rear Garden



The pretty rear garden has a paved patio area and an attractive timber pergola with cascading foliage providing a lovely area for dining "al fresco". Mainly laid to lawn with attractive shrubbery and planting to borders. Timber fencing to boundary with gated access to the rear parking area.

Bedroom One 11'9" x 9'0" (3.60 x 2.75)



A double bedroom with two double glazed windows to front elevation and radiator.

Bedroom Two 11'10" x 6'9" (3.62 x 2.07)



A double bedroom currently used as the study/ home office with two double glazed windows and radiator.

Bathroom



A modern bathroom with contemporary wall panelling and vinyl flooring. Panelled bath with over head shower, low level W.C. and pedestal wash basin. Radiator and useful storage cupboard.

Outside



A delightful rear garden with attractive pergola and paved patio area, ideal for outdoor dining.

Off Road Parking
Access via a tenfoot off Old Farm Close provides allocated parking space for residents. A timber gate opens to the rear garden and access to the rear door.

Tenure
Tenure is Freehold

Council Tax Band
East Riding of Yorkshire Council Tax Band A

EPC Rating
EPC Rating C

Making An Offer

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.

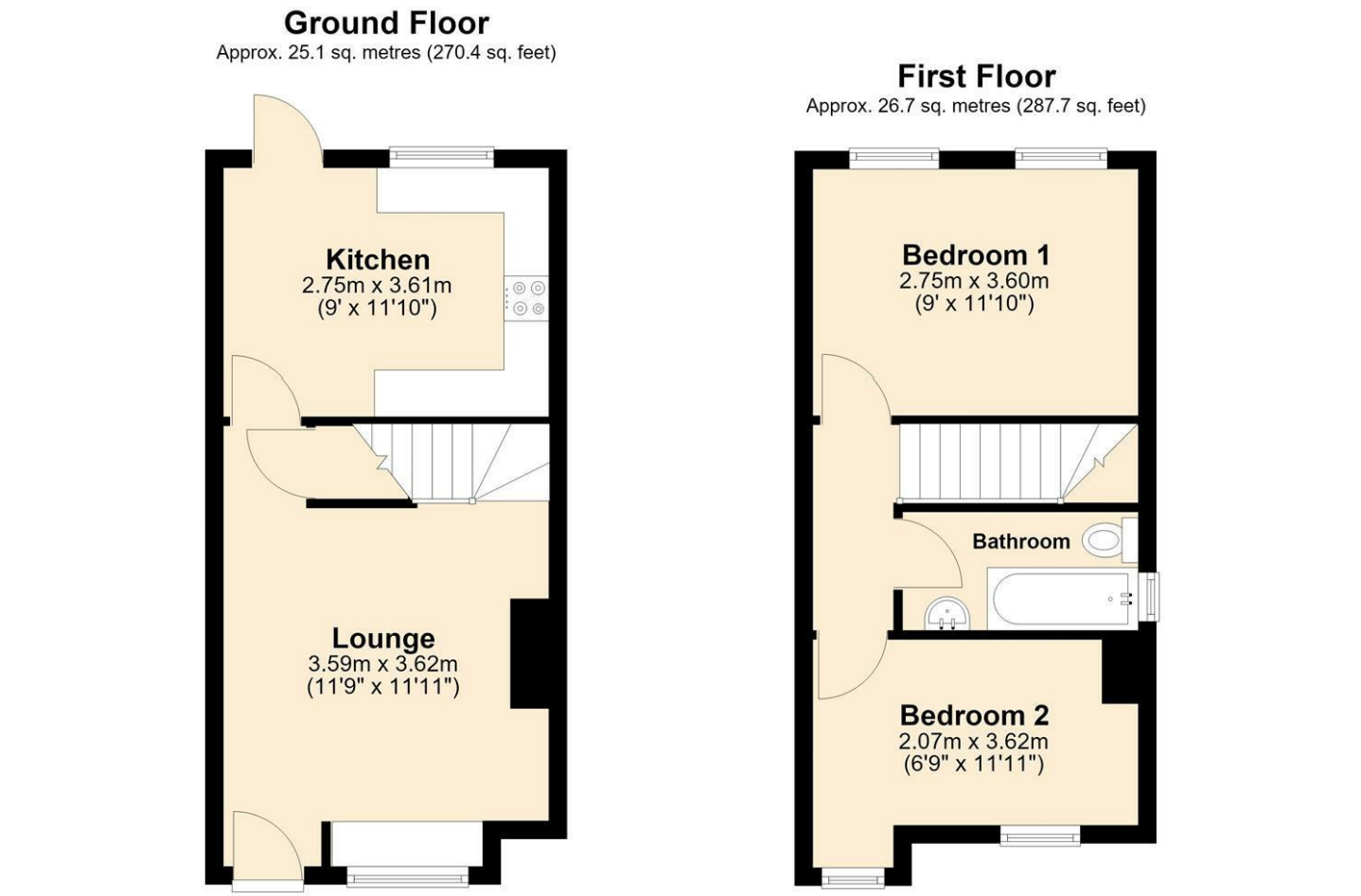
Material Information.

Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal - O2 good/ EE/Three and Vodafone okay
Broadband - Basic 2 Mbps / Superfast 60 Mbps/ Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

Whitakers Estate Agent Declaration.

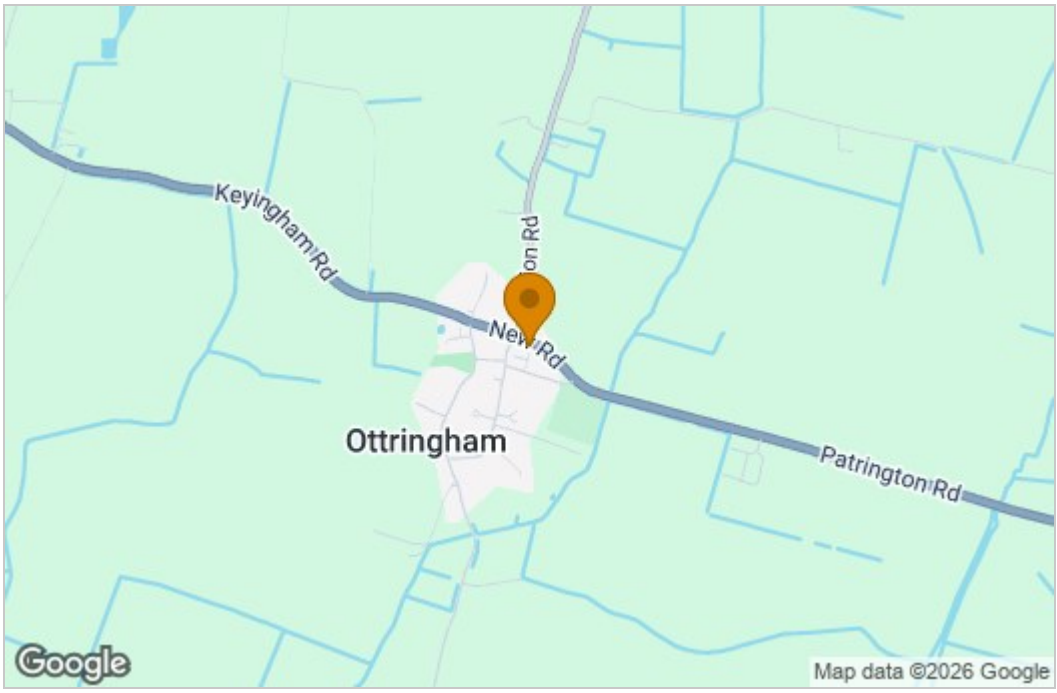
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Floor Plan

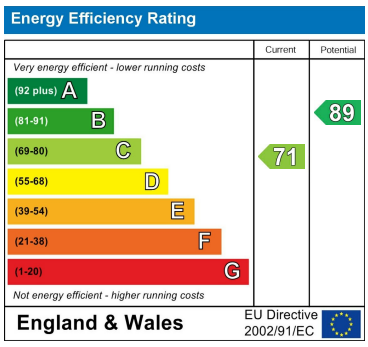


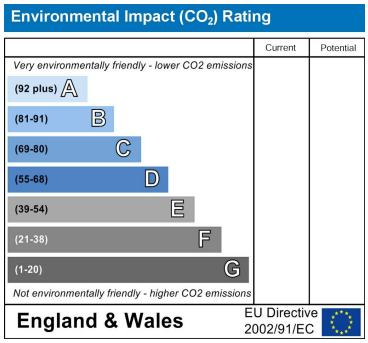
Total area: approx. 51.8 sq. metres (558.1 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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