Whitakers
Estate Agents









1 Truro Close, Hull, HU7 4XQ

Guide price £150,000

Whitakers are delighted to bring this modern style 3 bedroom semi-detached property to the market!

Occupying an enviable corner plot within this sought after cul-de-sac, just a short stroll from Sutton village and handily placed for the host of amenities that it has to offer, this property would be ideal for first time buyers and growing families alike!

The accommodation comprises entrance hall, lounge, fitted dining kitchen, three bedrooms and a bathroom and has gas central heating to radiators and double glazing.

With a private gated driveway to a garage complementing the stunning wrap around gardens, early enquiries in order to view are urged to avoid disappointment.

The Accommodation Comprises

Entrance Hall
With uPVC entrance door into hallway with carpeted flooring, staircase off and a radiator.

Lounge 14'4" x 14'10" (4.37m x 4.52m)




uPVC double glazed window to the front aspect, carpeted flooring, a radiator and a large under stairs storage cupboard.

Dining Kitchen 17'8 x 7'6 (5.38m x 2.29m)




A good range of contemporary style fitted floor and wall units with contrasting work surfaces and tiled splashbacks. 4 ring gas hob with extractor over and mid level integrated electric double oven. Inset sink unit with mixer tap, two uPVC windows to the rear aspect, a radiator, plumbing for an automatic washing machine, carpeted flooring and side uPVC door to rear garden.

First Floor Landing



With carpeted flooring, storage cupboard and uPVC window to side aspect

Bedroom One 13'1" x 8'0" (3.99m x 2.44m)



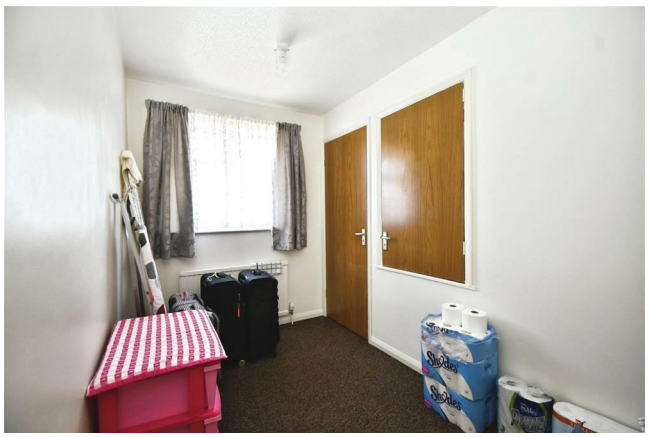

uPVC window to the front aspect, carpeted flooring and a radiator.

Bedroom Two 10'4" x 9'6" (3.15m x 2.90m)



uPVC window to the rear aspect, carpeted flooring and a radiator.

Bedroom Three 9'10" x 6'2" (3.00m x 1.88m)



uPVC window to the front aspect, carpeted flooring, radiator and two built in storage cupboards.

Bathroom



A white suite comprising panelled bath with mains shower over, hand wash basin and a low level wc. Partially tiled walls, radiator and uPVC window to rear aspect.

Gardens



The stunning gardens wrap around to three sides of the property, To the front of the property is a spacious lawned garden whilst to the side and rear the enclosed garden is laid mainly to lawn with gated driveway to the garage, storage shed and fencing to perimeters, ideal for the children and entertaining.

Garage



Accessible via attractive gates to a private driveway and having an up and over door and electric supply with window and internal door into garden.

Tenure

The property is Freehold

Council Tax

Council Tax band B
Kingston upon Hull City Council

EPC

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 5 Mbps, Ultrafast 10000 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.

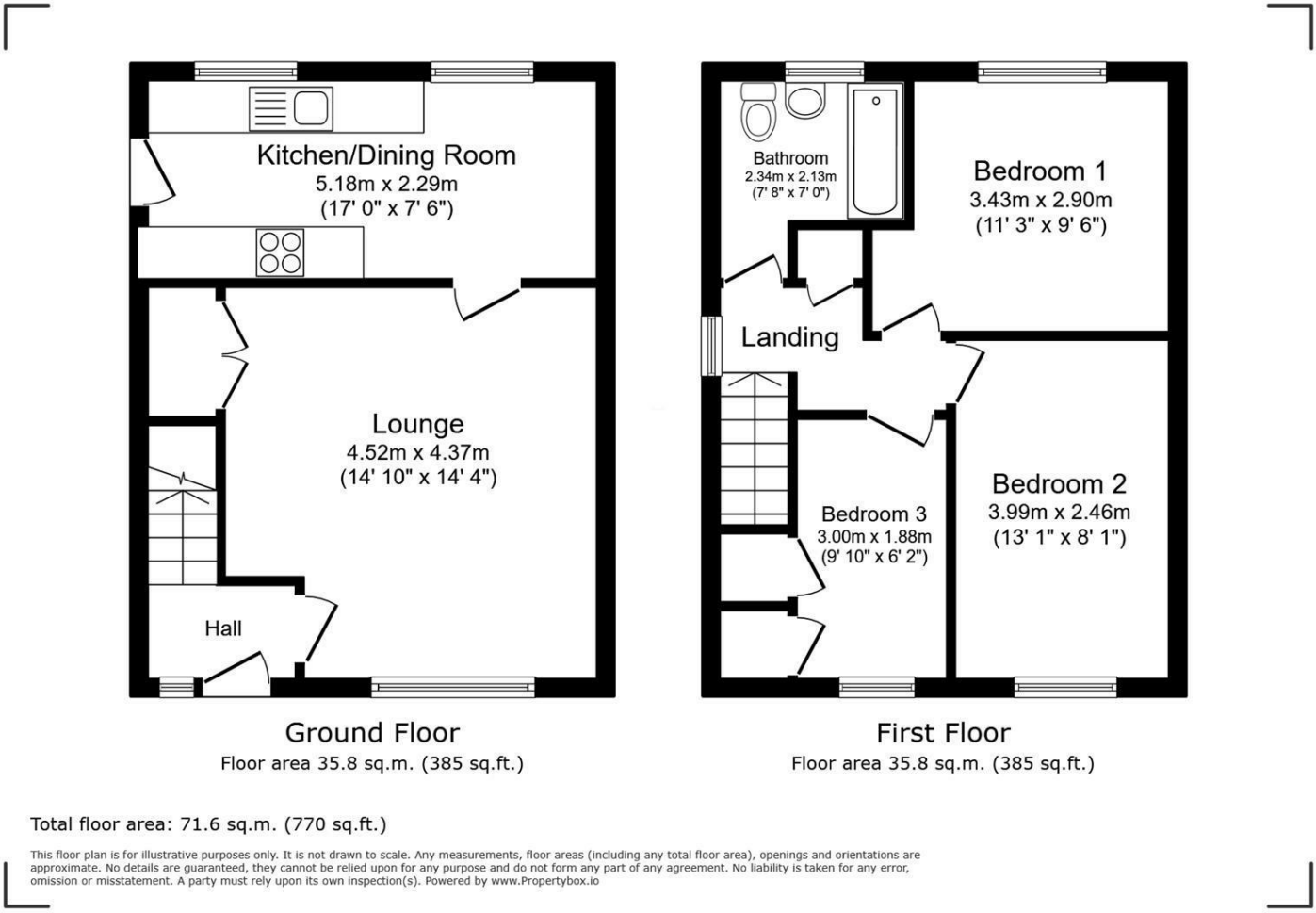
Offering on a property

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



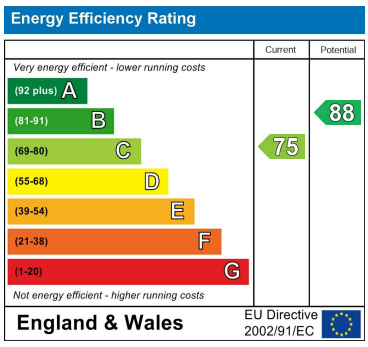
Total floor area: 71.6 sq.m. (770 sq.ft.)

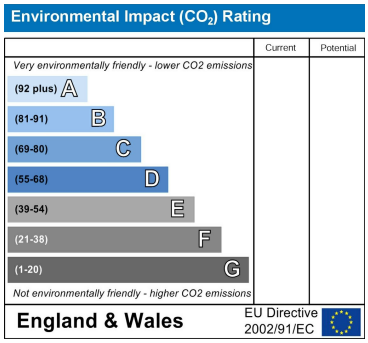
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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