Whitakers
Estate Agents









54 Brixton Close, Hull, HU8 0QJ

Guide price £125,000

*****GUIDE PRICE £125-130,000*****

This OUTSTANDING 3 bedroom mid terraced property is available to purchase with NO ONWARD CHAIN!

Situated on a quiet and most sought after cul-de-sac, overlooking pleasant green space to the front, the property is within the catchment of highly regarded primary and secondary schools.

Ideally situated for local shops and amenities, the property is also just a short walk from historic Sutton Village and benefits from outstanding transport links around the City.

Presented in true "move-in" condition, the property briefly comprises; entrance hallway, spacious lounge and a modern fitted kitchen/dining room to the ground floor whilst to the first floor there are 3 bedrooms and a well equipped bathroom.

With the additional benefit of a lovely enclosed rear garden, gas central heating and uPVC double glazing throughout, this would be an ideal first purchase or family home hence early viewing is recommended!

The Accommodation Comprises

Entrance Hallway



uPVC entrance door into hallway with laminate flooring, central heating radiator and stairs to first floor.

Lounge 12'1 x 15' max (3.68m x 4.57m max)




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

Kitchen/Dining Room 8'8 x 18'4 (2.64m x 5.59m)





Fitted with a range of modern wall and base units, complementary work surfaces and splashbacks. Free standing electric cooker with extractor over, stainless steel sink drainer and plumbing for automatic washing machine. Laminate flooring throughout, central heating radiator, space for family dining and two uPVC windows and door into rear garden.

First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring and loft access hatch.

Bedroom One 11'4 x 9'8 (3.45m x 2.95m)




With uPVC window to rear aspect, carpeted flooring, central heating radiator and built in cupboard.

Bedroom Two 9'6 max x 9'2 (2.90m max x 2.79m)




With uPVC window to front aspect, carpeted flooring and central heating radiator

Bedroom Three 9'6 x 5'11 (2.90m x 1.80m)



With uPVC window to front aspect, carpeted

flooring, central heating radiator and built in cupboard.

Bathroom



Modern family bathroom comprising bath with mixer shower over, low flush wc and hand wash basin. Vinyl flooring, part tiled walls, central heating radiator, extractor fan and uPVC window to rear aspect.

Outside





To the front of the property is a small courtyard garden laid to decorative aggregate with timber fencing and a pleasant outlook over open green space. A gated side passageway leads to the enclosed rear garden with lawn, decorative aggregate, patio seating area and timber fencing to perimeters.

Tenure

The property is Freehold

Council Tax

Council Tax band A
Kingston upon Hull City Council

EPC

EPC rating D

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 walls under tiled roof
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 14 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.

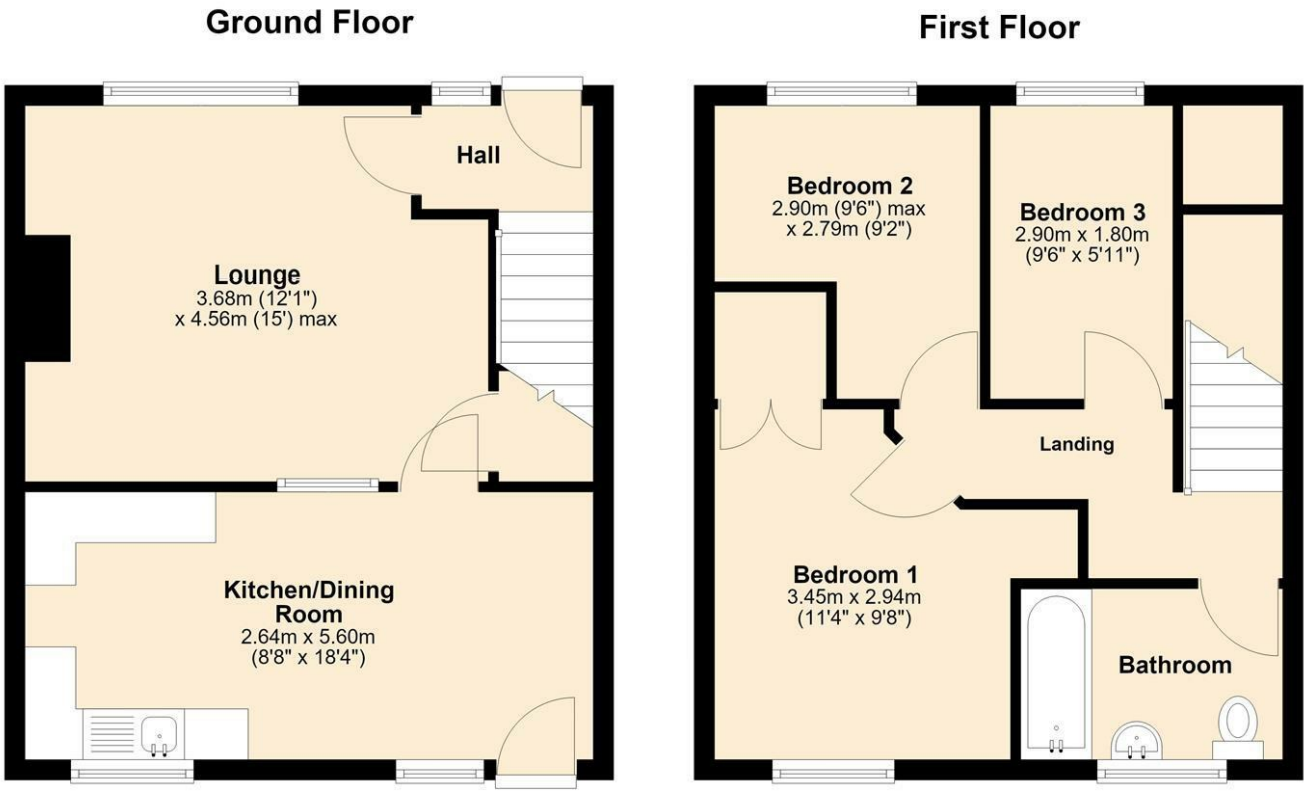
Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves

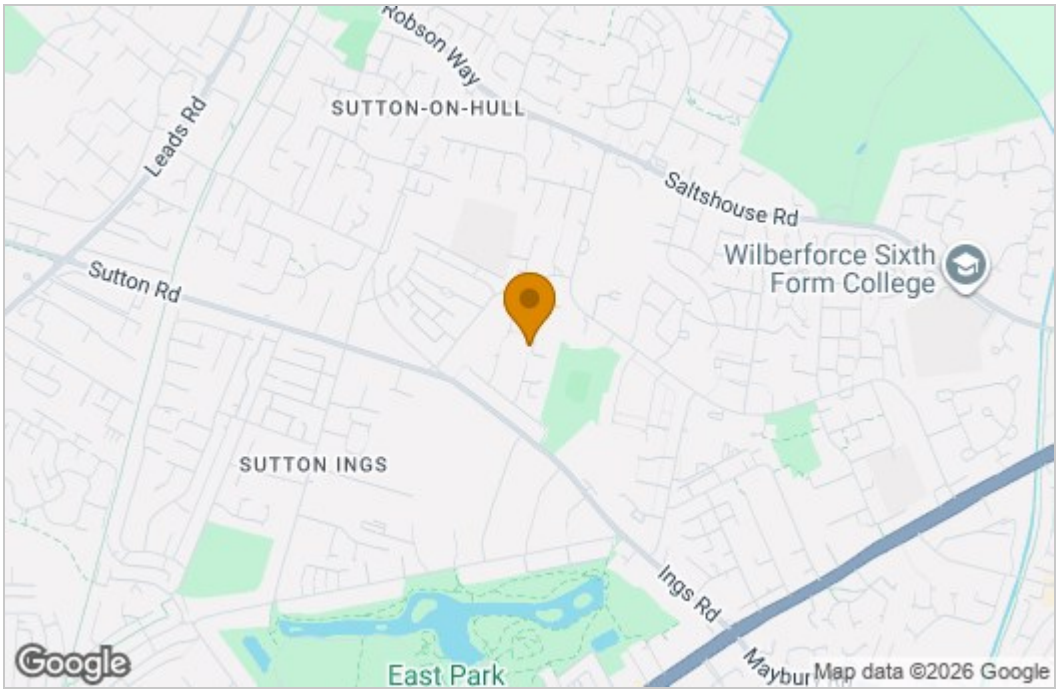
and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition 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.

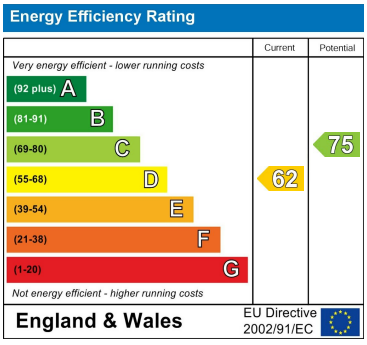
Floor Plan

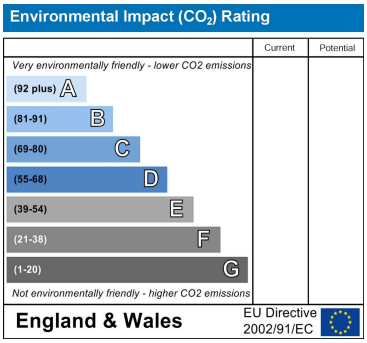


Area Map



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.

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