

Whitakers

Estate Agents



5 Logan Close, HULL, HU7 4PG

Guide price £99,950

. ATTENTION FIRST TIME BUYERS

SITUATED BETWEEN THE FABULOUS AMENITIES THAT SUTTON VILLAGE HAS TO OFFER AND THE NORTHPOINT SHOPPING AND MEDICAL FACILITIES, THIS WELL PRESENTED TWO BEDROOM MODERN STYLE MID TERRACE HOUSE IS AN IDEAL OPPORTUNITY TO GAIN A FOOTHOLD ON THE PROPERTY LADDER.

THE ACCOMMODATION BRIEFLY AFFORDS ENTRANCE HALL, LOUNGE, FITTED KITCHEN WITH INTEGRATED APPLIANCES, TWO FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A BATHROOM WITH SEPARATE WC. HAVING GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY IS SET WITHIN PLEASANT GARDENS WITH THE POSSIBILITY OF AN ENTERTAINMENT AREA AND THE BENEFIT OF A SINGLE GARAGE. JUST REQUIRES VIEWING, APPOINTMENTS ARE ENCOURAGED. .

Entrance Hall



With staircase off and a radiator. French Doors allow plenty of natural light and give access to the garden

Lounge



Attractive laminate flooring, double glazed, radiator and window French doors leading to decked area

Fitted Kitchen



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel one and a half bowl sink unit with mixer tap. Windows to the front and rear aspects, partially tiled walls, a radiator and integrated appliances include an electric oven, four ring gas hob, a stainless steel extractor canopy and a fridge/freezer.

Rear Entrance Hall

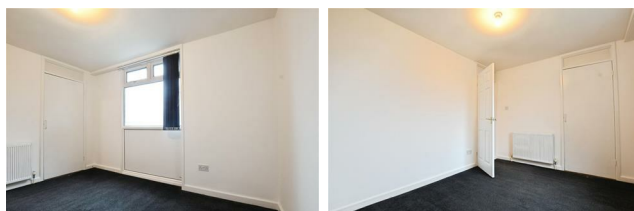
With a radiator and a useful under stairs storage cupboard.

Bedroom One



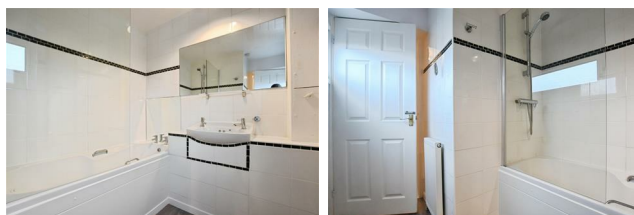
Window to the rear aspect, a built in storage cupboard and a radiator.

Bedroom Two



Window to the rear aspect, loft aspect, built in storage cupboard and a radiator

Bathroom



A white suite to comprise panelled bath and a wash hand basin within a vanity unit. Tiled walls, a radiator and there is a plumbed shower unit over the bath with a shower screen to the bath side.

Separate WC



Having a low level unit and a radiator.

Gardens



There are pleasant gardens to the front and rear with the possibility of an entertainment area to the rear. Secure parking with off road gated drive.

Garage



Accessible at the rear of the property with an up and over vehicular door.

Council Tax

Hull City Council - Band A

Tenure

This property is 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.

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.

Material Information:

Construction - Non standard construction

Conservation Area -No

Flood Risk -Very Low

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

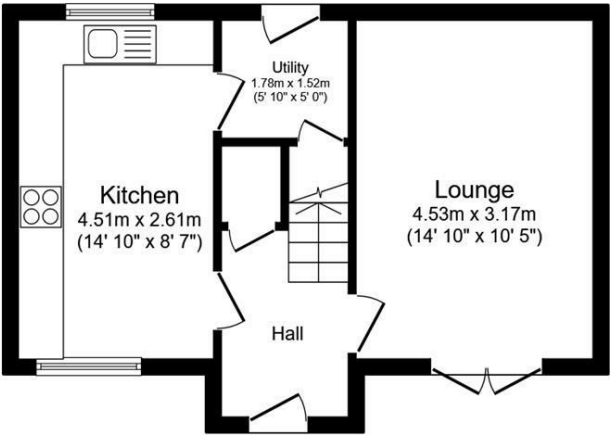
Broadband - Basic 12 Mbps Ultrafast 10000 Mbps

Coastal Erosion -No

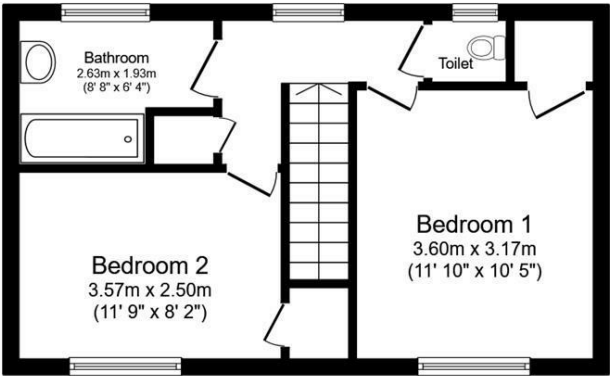
Coalfield or Mining Area -No

Planning -No

Floor Plan



Ground Floor
Floor area 36.1 sq.m. (389 sq.ft.)



First Floor
Floor area 34.8 sq.m. (374 sq.ft.)

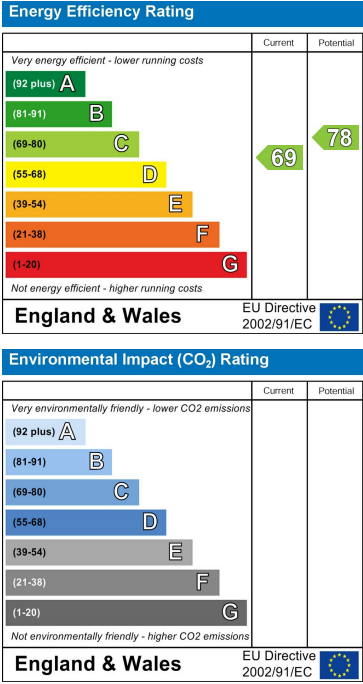
Total floor area: 70.9 sq.m. (763 sq.ft.)

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