

# Whitakers

Estate Agents



## 2 Tichbourne Close, Hull, HU3 2QE

**Offers Over £150,000**

**\*\* NO ONWARD CHAIN \*\***

Whitakers Estate Agents are pleased to introduce this immaculately presented property which occupies an appealing position overlooking a neatly maintained green area, and enjoys close proximity to Hull Royal Infirmary, together with the wide range of amenities and transport links provided by Anlaby Road and Clive Sullivan Way / A63.

Externally to the front approach, the property enjoys a low maintenance garden which is enclosed by wrought iron fencing, and overlooks a neatly maintained green area.

Upon entry, the resident is greeted by a welcoming hallway that incorporates useful storage, and a cloakroom. This opens into the fitted kitchen / dining room, and follows to a spacious lounge.

A fixed staircase rises to the first floor which boasts two double bedrooms, and a good third bedroom. All rooms are served by a bathroom furnished with a modern three-piece suite.

The generously sized rear garden is partly laid to lawn with a gravelled border enhanced with decorative planting. A path leads to a detached garage, and a gate in the boundary fencing that opens onto the vehicle accessible ten-foot.

The accommodation comprises

#### Front external

Externally to the front approach, the property enjoys a low maintenance garden which is enclosed by wrought iron fencing, and overlooks a neatly maintained green area.

#### Ground floor

##### Hallway

UPVC double glazed door with side windows, central heating radiator, under stairs storage cupboard, and vinyl flooring. Leading to :

##### Cloakroom

UPVC double glazed window, central heating radiator, and vinyl flooring. Furnished with a two-piece suite comprising wash basin with mixer tap, and low flush W.C.

Kitchen / dining room 14'10" x 11'10" (4.53 x 3.62 )



UPVC double glazed door and windows, central heating radiator, and vinyl flooring. Fitted with a range of floor and eye level units, worktop with upstand, sink mixer tap, plumbing for a washing machine, tumble dryer and fridge/freezer, and integrated oven with hob and extractor hood above.

Lounge 15'0" x 14'6" maximum (4.59 x 4.42 maximum )



UPVC double glazed window, central heating radiator, and carpeted flooring.

#### First floor

##### Landing

UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom one 14'10" x 8'8" (4.53 x 2.65 )



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom two 8'2" x 11'10" (2.50 x 3.62 )



UPVC double glazed window, central heating radiator, over stairs storage cupboard, and carpeted flooring.

Bedroom three 11'6" x 5'4" (3.53 x 1.64 )



UPVC double glazed window, central heating radiator, and carpeted flooring.

## Bathroom



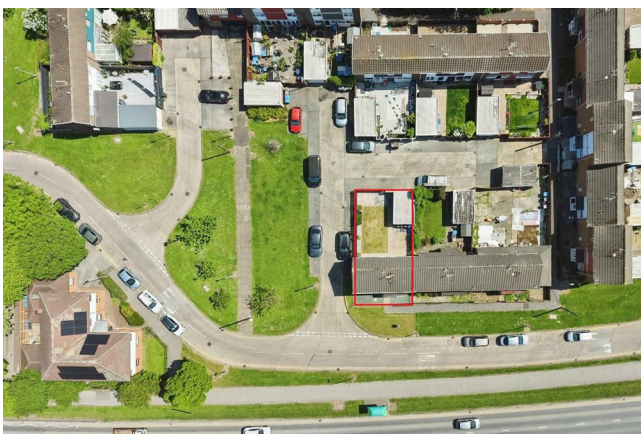
UPVC double glazed window, central heating radiator, and mostly tiled to splashback areas with tiled flooring. Furnished with a three-piece suite comprising 'P' shaped panelled bath with mixer tap and shower with waterfall feature, pedestal sink with mixer tap, and low flush W.C.

## Rear external



The generously sized rear garden is partly laid to lawn with a gravelled border enhanced with decorative planting. A path leads to a detached garage, and a gate in the boundary fencing that opens onto the vehicle accessible ten-foot.

## Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to

consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

## Land boundary



## Tenure

The property is held under Freehold tenureship

## Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00120429000204

Council Tax band - A

## EPC rating

EPC rating - C

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 9 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

## 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.

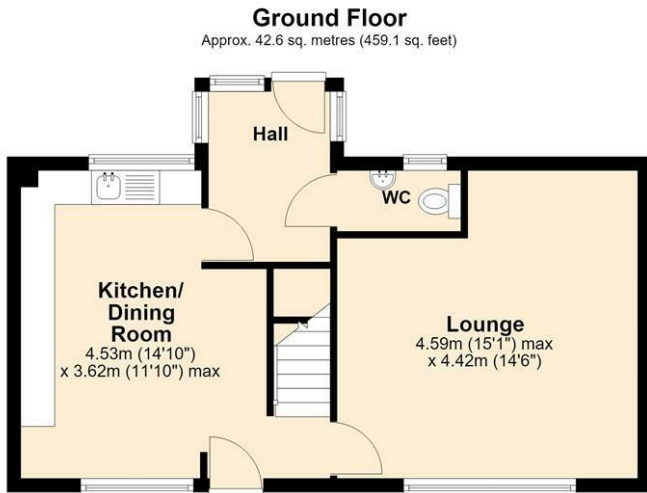
#### Free Market Appraisals / Valuations

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.

#### Whitakers Estate Agent Declaration

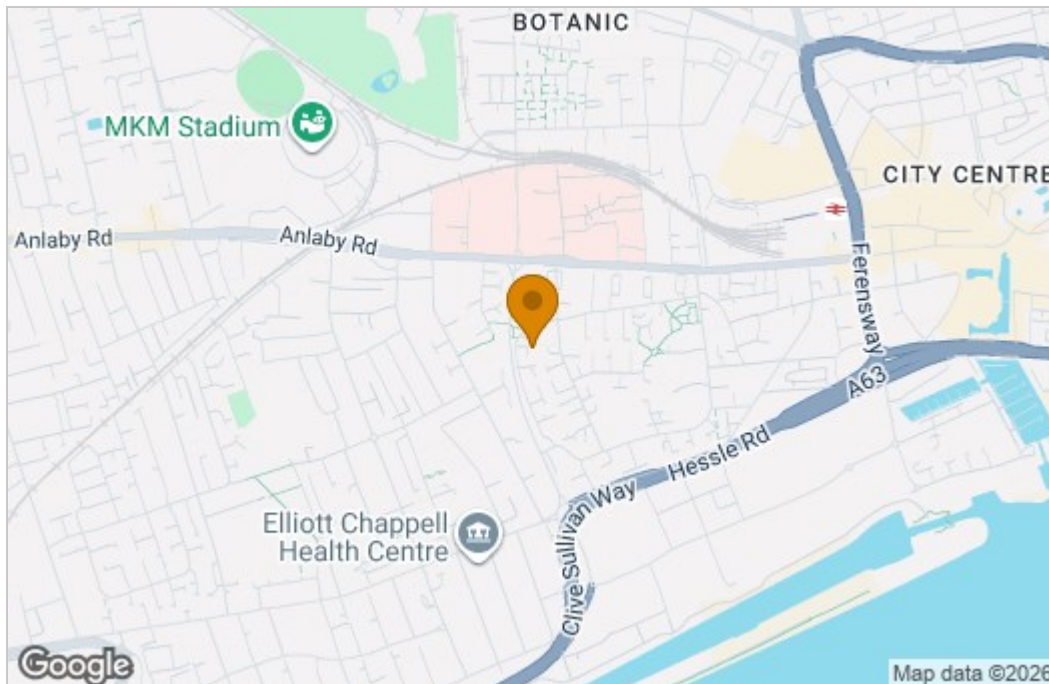
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

# Floor Plan

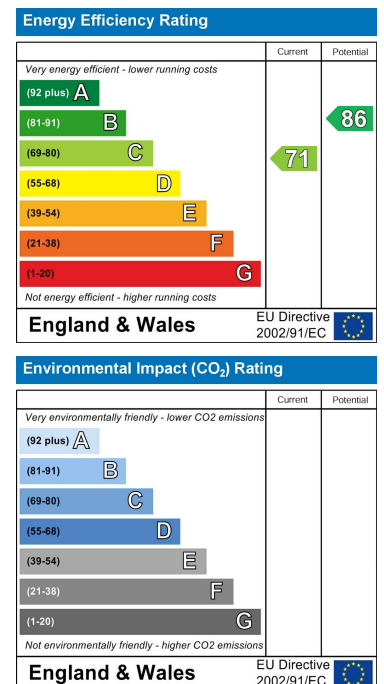


Total area: approx. 83.6 sq. metres (899.8 sq. feet)

## 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.