

# Whitakers

Estate Agents



## 33 Philip Larkin Close

, Hull, HU6 7FB

£190,000

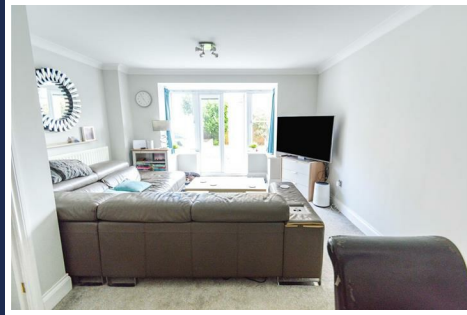




# 33 Philip Larkin Close

, Hull, HU6 7FB

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## The Accommodation Comprises

This end of terrace townhouse has been beautifully presented by the current owners and affords well designed living accommodation of good proportions arranged over three floors.

Boasting three double bedrooms and a South facing rear garden together with entrance hall, cloakroom / W.C., fitted kitchen and lounge with 'French' doors leading onto the rear garden to the ground floor, with two double bedrooms and family bathroom to the first floor, and principle bedroom with walk-in wardrobe and shower room to the second floor.

The property benefits from having Upvc double glazing and gas fired central heating.

There is an open plan lawned garden to the front of the property with a private side driveway leading to an attached single garage., whilst to the rear of the property there is an enclosed South facing garden which is mainly laid to lawn.

Council Tax Band - C

## Ground Floor

### Front External

### Entrance Hall

An external Upvc entrance door with an obscured double glazed panel insert leads into the Entrance Hall. Having a central heating radiator, a wood effect laminate finish to the floor, coving to the ceiling and where a flight of stairs leads to the first floor accommodation. There is a built-in storage cupboard which houses plumbing for an automatic washing machine.

### Cloakroom / W.C.

Being fitted with a white two piece suite comprising: vanity wash basin with mixer tap set within a fitted cabinet and a low level W.C. suite with push flush. There is a tiled splashback finish to the walls, a central heating radiator, a Upvc obscured double glazed window to the front elevation and a grey wood effect laminate finish to the floor.

### Kitchen

11'11" x 6'2" (3.64m x 1.90m)

Being fitted with a range of units in a beech effect finish with steel fittings comprising: wall mounted eye-level units, drawers and base units with a complimentary fitted worksurface over incorporating a

one and a half bowl sink and drainer unit with stainless steel mixer tap over. There is an integrated electric oven and gas hob with a stainless steel splashback and stainless steel extractor canopy hood above. Having an integrated automatic dishwasher, space for a tall fridge freezer, a central heating radiator and a Upvc double glazed window to the front elevation. Concealed within a wall mounted eye-level unit is the 'Ideal Logic Max' boiler.

### Lounge / Dining Room

15'2" (to 8'8") x 12'11" (to 9'5") (4.63m (to 2.65m) x 3.95m (to 2.89m))

Having a central heating radiator, coving to the ceiling and Upvc double glazed 'French' doors within a Upvc double glazed bay to the rear elevation leading onto the South facing rear garden. There is a built-in understairs storage cupboard.

## First Floor Accommodation

### Landing

With doors leading to Bedrooms Two and Three and the Family Bathroom.

### Bedroom Two

12'11" x 10'5" (to 8'9") (3.96m x 3.18m (to 2.69m))

Having a Upvc double glazed window to the rear elevation and a central heating radiator.

### Bedroom Three

12'11" x 10'2" (3.96m x 3.12m)

Having two Upvc double glazed windows to the front elevation and a central heating radiator.

### Family Bathroom

Being fitted with a white three piece suite comprising: tiled side panelled bath with twin shower heads - one being a 'Rainhead shower' over, a vanity wash basin with mixer tap set within a fitted cabinet and a low level W.C. suite with push flush. The walls are tiled to the wet areas and to the floor there is a wood effect laminate finish. There is a ladder style heated towel radiator and an obscured double glazed Upvc window to the side elevation.

## Second Floor Accommodation

### Landing

### Principle Bedroom

13'0" (to 9'4") x 12'6" (3.97m (to 2.87m) x 3.82m)

Having a Upvc dormer style window to the front elevation, a Upvc double glazed window to the side elevation and two central heating

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radiators. To the ceiling there is a loft hatch access to the loft. A door leads from the Bedroom into a Walk-In Wardrobe.

### Walk-In Wardrobe

Having a central heating radiator and a further built-in airing cupboard, housing the water cylinder.

### Shower Room

Being fitted with a white three piece suite comprising: double shower enclosure, vanity wash basin with fitted cabinets below and a low level W.C. suite with push flush. The walls are tiled to the wet areas. There is a ladder style heated towel radiator and a 'Velux' style double glazed window to the rear elevation.

### External

To the front of the property there is an open plan lawned garden with a paved pathway leading to the front entrance door. A private side driveway leads to an attached single garage.

To the rear of the property there is an enclosed South facing garden which is mainly laid to lawn and has paved seating areas, shrubbery planting and timber fencing to the boundaries.

### Garaging

There is an attached brick built single garage with up-and-over access door, a rear personal door and both power and lighting.

### Rear View Of Property

### Council Tax

Local Authority - Kingston-upon-Hull

Council Tax Band - C

### 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.

### 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.

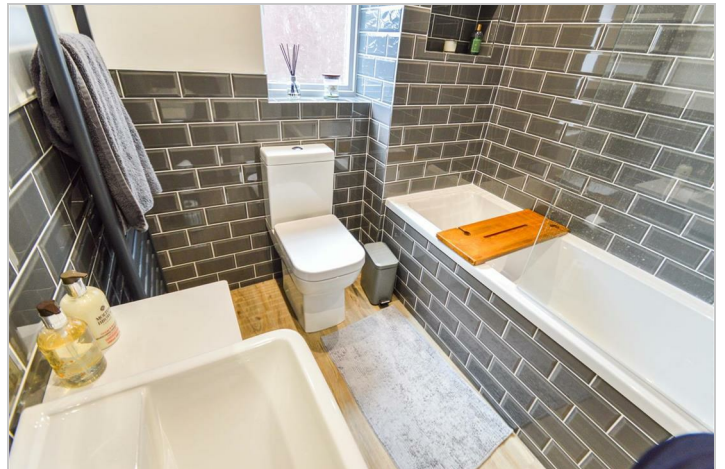
### Additional Services

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.

### 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.





## Road Map



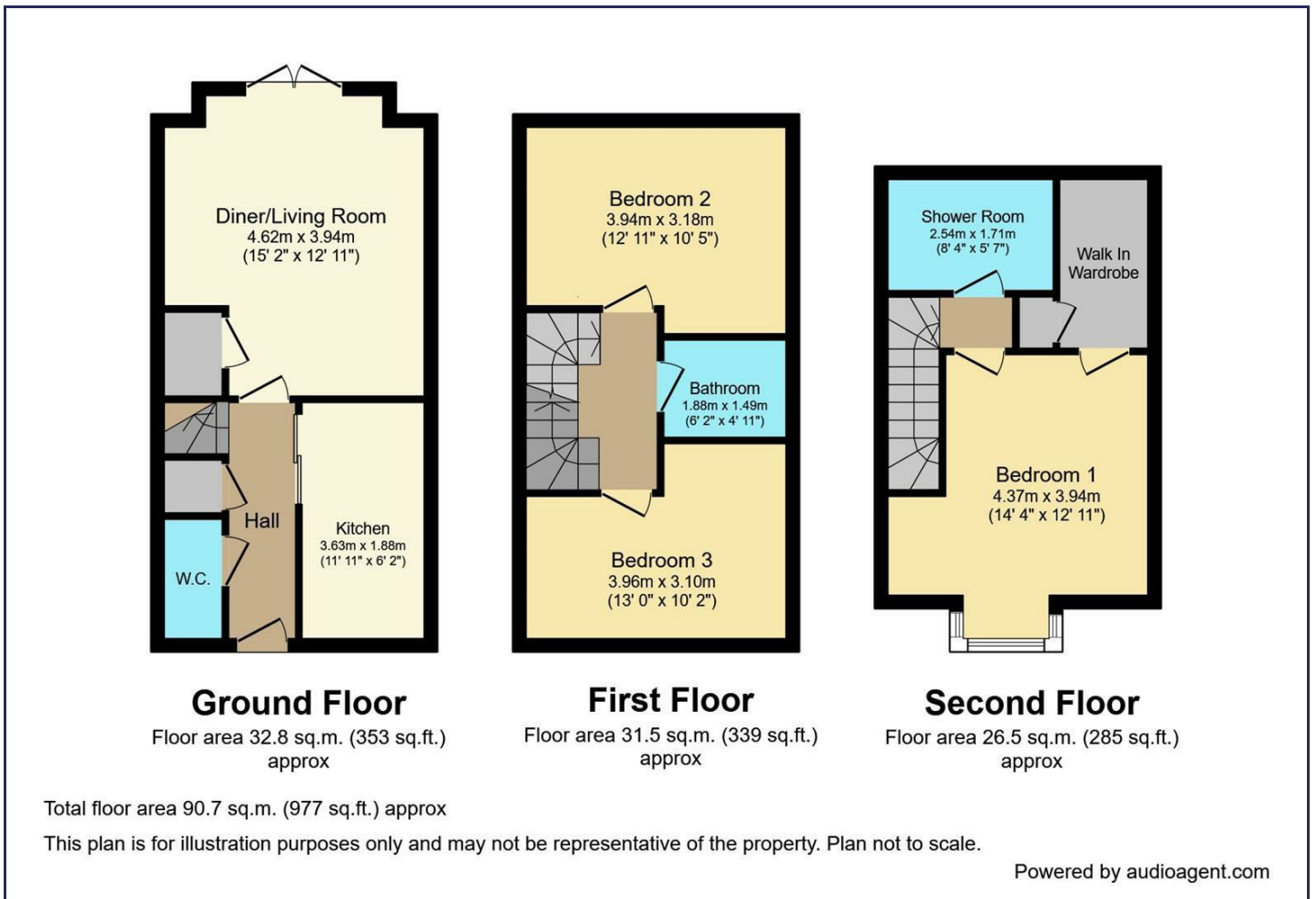
## Hybrid Map



## Terrain Map



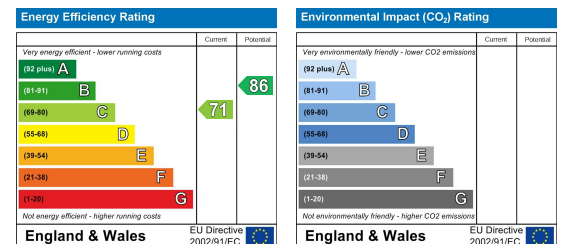
## Floor Plan



## Viewing

Please contact our Whitakers Estate Agents - West Hull Office Office on 01482 330490 if you wish to arrange a viewing appointment for this property or require further information.

## 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.