

# Whitakers

Estate Agents



## 40 Shropshire Close, Hull, HU5 5UG

**£175,000**

Whitakers Estate Agents are delighted to present this well-presented two-bedroom home, tucked away in a quiet cul-de-sac within a popular residential area. Ideally suited to first-time buyers, downsizers, or investors, it offers comfortable living with convenient access to local amenities and transport links.

Externally to the front aspect, there is a gravelled garden with wrought iron gates that open onto the side drive that accommodates off-street parking.

Upon entry, the resident is greeted by a welcoming entrance hall that follows into a bay fronted lounge that incorporates a cloakroom, and fitted kitchen.

A fixed staircase rises to the first floor landing which includes useful storage and access to the loft hatch, and boasts two double bedrooms, and a bathroom furnished with a modern three-piece suite.

French doors in the kitchen open onto a patio seating area that overlooks a garden that is laid to lawn with faux grass with slate chipping borders, and fencing to the surround.

The accommodation comprises

Front external



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Ground floor

Hall

UPVC double glazed door, central heating radiators, and laminate flooring. Leading to :

Lounge 15'9" x 11'7" (4.81 x 3.55 )



UPVC double glazed bay window, ancestral heating radiators, fireplace with wooden surround, and laminate flooring. Wooden single glazed French doors opening to :

Kitchen / dining room 15'0" x 10'7" (4.59 x 3.23 )



UPVC double glazed French doors and window, central heating radiators, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback upstand and panelling above, sink with mixer tap, and a range of integrated appliances including : double over, hub with extractor hood above, washing machine, and dishwasher.

Cloakroom

Fitted storage cupboard, and cushion effect laminate flooring. Furnished with a two-piece suite comprising wash basin with mixer tap, and low flush W.C.

First floor

Landing

With access to the loft hatch, UPVC double glazed window, built-in storage cupboards, and carpeted flooring.

Bedroom one 13'3" x 12'8" (4.04 x 3.87 )



UPVC double glazed window, central heating radiators, fitted wardrobes, and carpeted flooring.

Bedroom two 13'9" x 8'7" (4.20 x 2.63 )



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

Bathroom



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

Rear external



French doors in the kitchen open onto a patio seating area that overlooks a garden that is laid on lawn with faux grass with slate chipping borders, and fencing to the surround.

Additional features

The residence also benefits from having a wooden storage shed, and an outside tap.

Aerial view of the property



Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030405004001

Council Tax band - B

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 13 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.

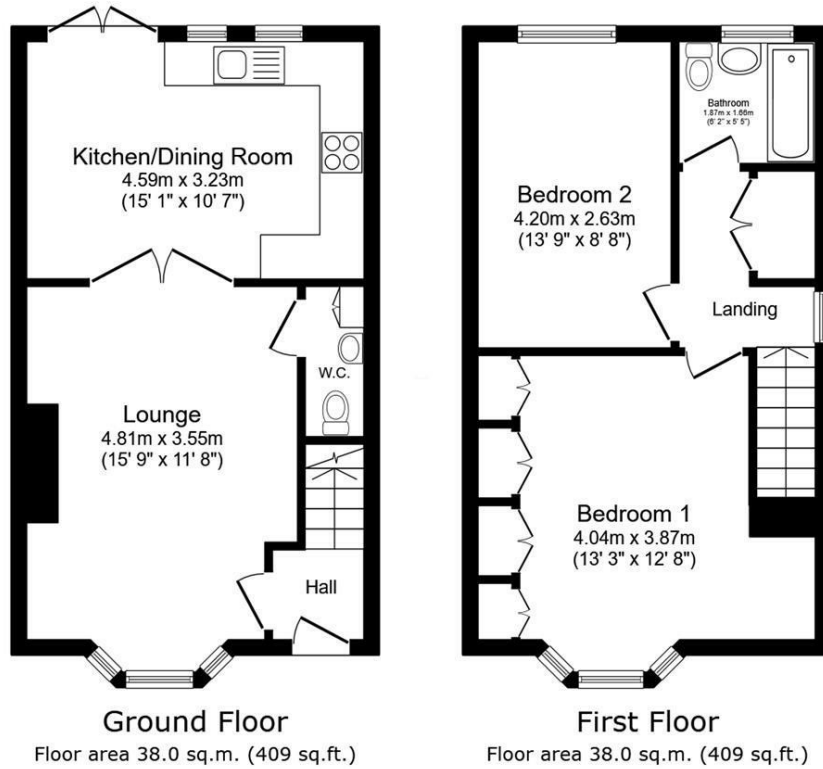
#### Free Market Appraisals / Valuations

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.

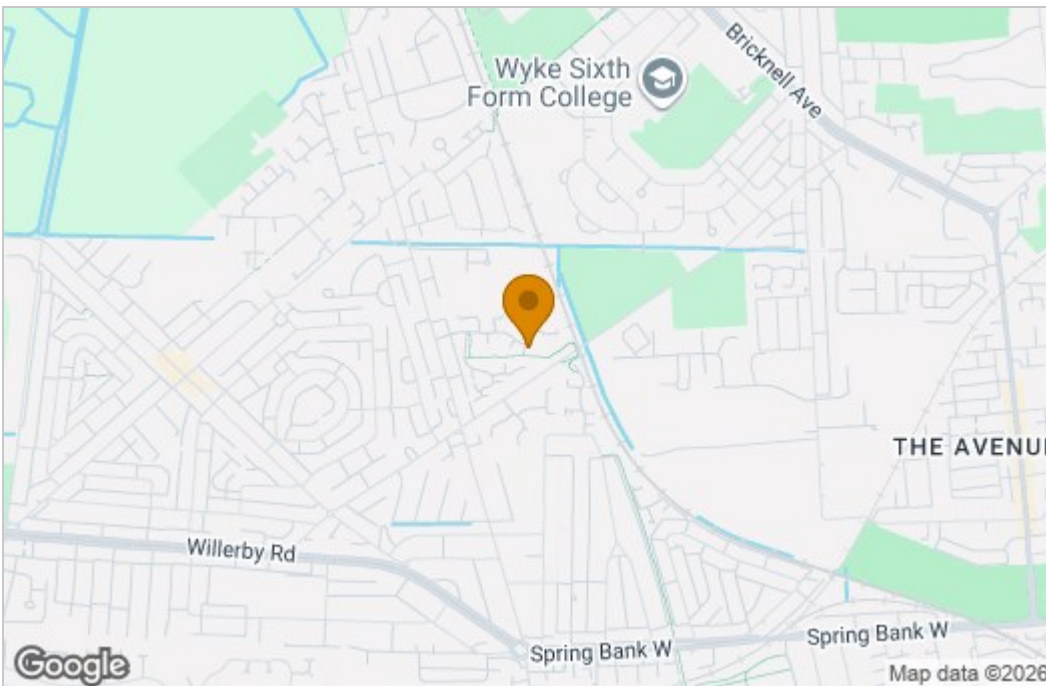
# Floor Plan



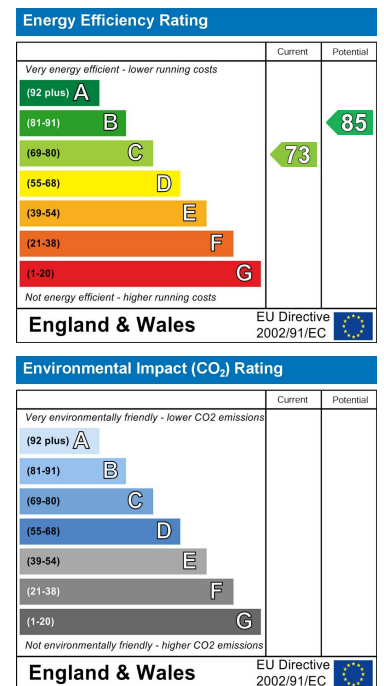
Total floor area: 76.0 sq.m. (818 sq.ft.)

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.