

Whitakers

Estate Agents



33 Wascana Close, Hull, HU4 7BY

£175,000

This traditional three bed semi detached property is situated down a sought after Cul de sac located just off Anlaby Park Road South, well placed to access a host of amenities and benefits from easy access to great local schools making this a great option for the growing family looking to be in this popular location.

The main features include - entrance, open plan lounge / diner which is dual aspect letting the natural light flood the room, fitted kitchen and useful ground floor W.C.

The first floor boasts three good bedrooms (beds one and two are fitted) together with the well appointed family bathroom suite. Externally to the front is a low maintenance garden designed for off street parking for multiple cars, the rear garden is enclosed to the boundary and mainly laid to lawn.

Early viewings are advised.

The Accommodation Comprises

Ground Floor

Entrance

Double glazed front door

Hallway

With laminate flooring and central heating radiator

W/C

With a low flush toilet

Lounge 11'01 x 11'0 (3.38m x 3.35m)



With Upvc double glazed bay window to the front aspect, wall mounted electric fire and central heating radiator.

Dining Room 12'01 x 9'08 (3.68m x 2.95m)



With central heating radiator and Patio doors to the garden

Kitchen 13'05 x 7'04 (4.09m x 2.24m)



With a range of floor and eye level units and complementary work surfaces and splash back

tiles above. Double glazed window and door. Oven, Hood and central heating radiator.

First Floor

Landing

Loft hatch and doors to the rooms

Bedroom One 11'08 x 9'0 tfw (3.56m x 2.74m tfw)



With a range of fitted wardrobes, Upvc double glazed bay window and central heating radiator.

Bedroom Two 11'10 x 8'10 tfw (3.61m x 2.69m tfw)



With a range of fitted wardrobes, central heating radiator and Upvc double glazed window.

Bedroom Three 7'06 x 6'04 (2.29m x 1.93m)



Central heating radiator and Upvc double glazed window.

Bathroom 6'02 x 5'10 (1.88m x 1.78m)

Panelled bath, low flush toilet and pedestal sink.
Tiled walls and Upvc double glazed window.

External



Walled low maintenance front garden mainly stone / gravel designed for off street parking. The rear garden is enclosed to the boundary and mainly laid to lawn.

Council Tax Band

Band B

EPC rating

Rating D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 4 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - No

Additional Services

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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.

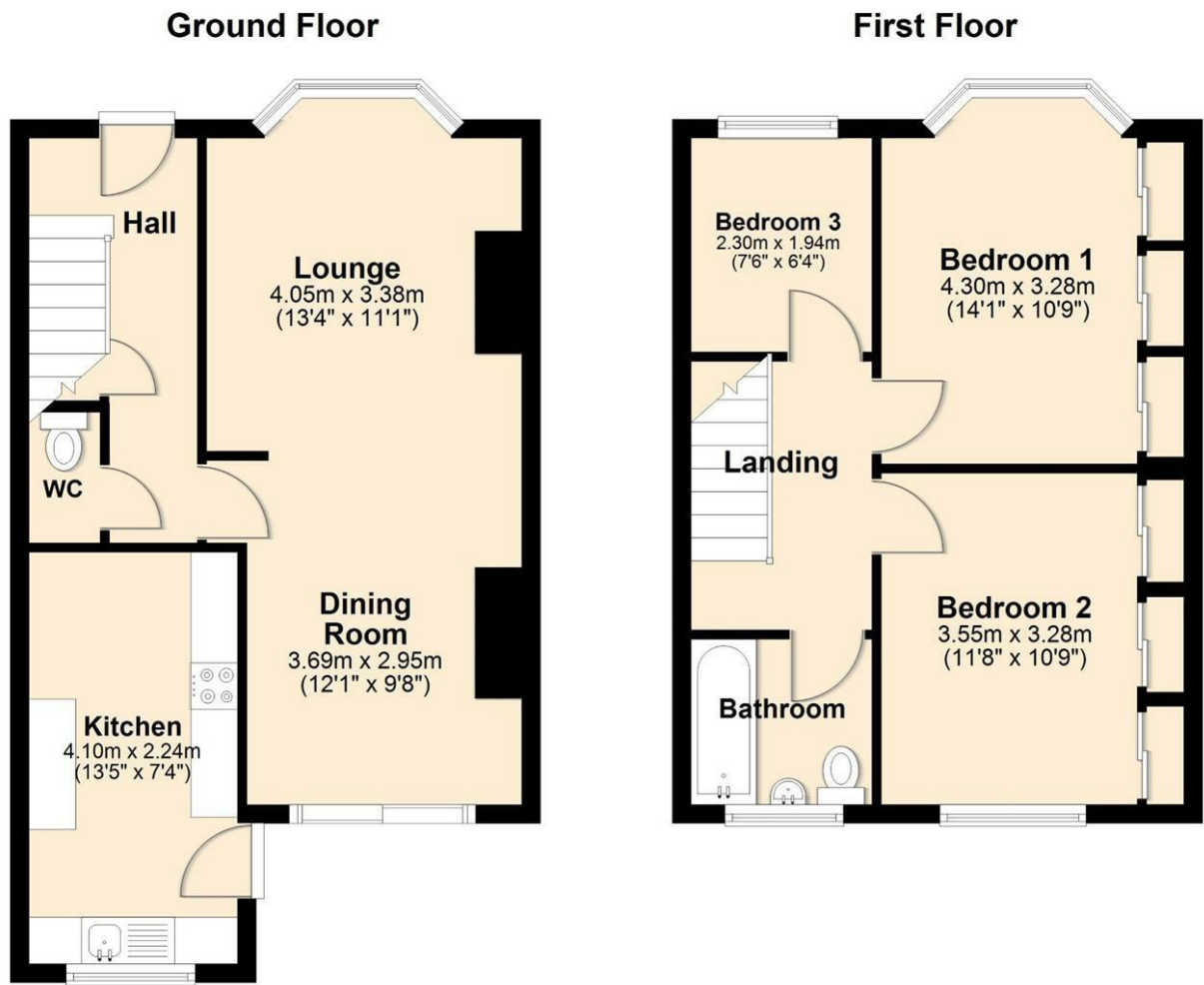
Agents Notes

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.

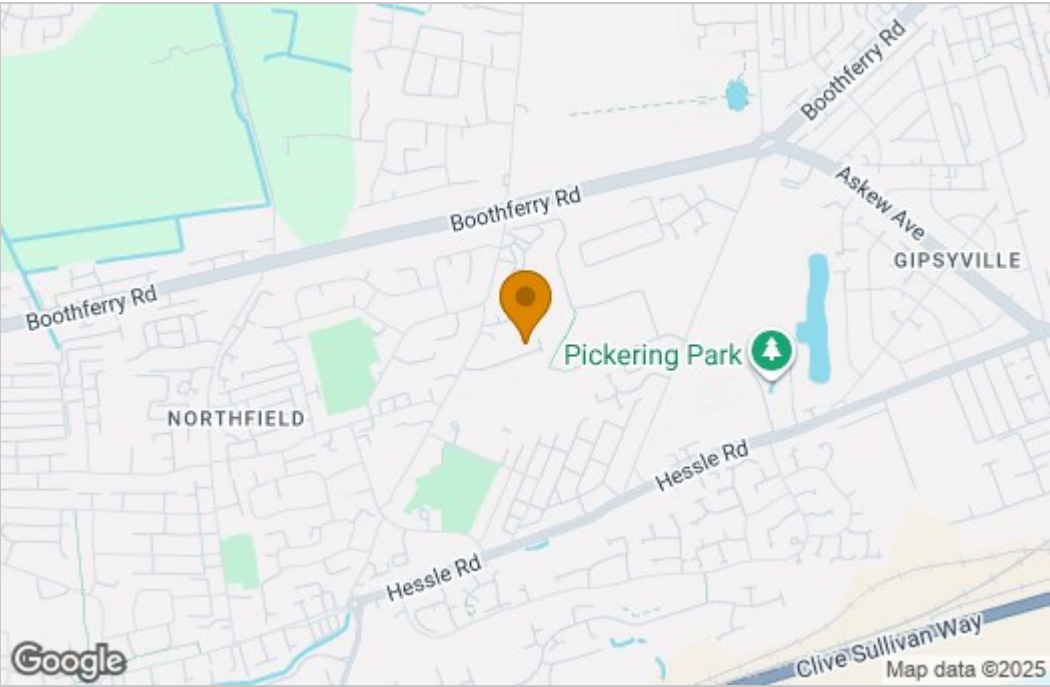
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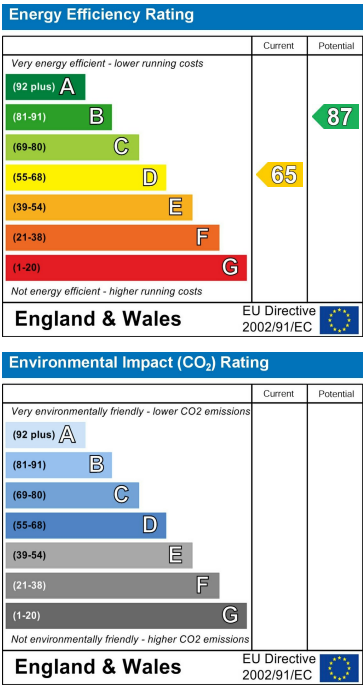
Floor Plan



Area Map



Energy Efficiency Graph



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