

# Whitakers

Estate Agents



## 54 Wascana Close, Hull, HU4 7BX

**£157,000**

This three-bedroom semi-detached home, built approximately sixty-nine years ago and owned by the same family since new, offers a fantastic opportunity to create something special. With generous proportions and plenty of potential throughout, it now awaits some modernisation—making it ideal for buyers eager to add their own style and value.

Upon entering, the resident is greeted by a welcoming entrance hall that follows to an open plan lounge / dining room, and fitted kitchen. A fixed staircase rises to the first floor which boasts two double bedrooms, a good third bedroom, and a bathroom furnished with a three-piece suite.

Externally to the front aspect, there is a lawned garden with a path leading to the entrance door. The southerly facing rear garden is fully enclosed and predominantly laid to lawn, enhanced by decorative planting and a pleasant patio seating area. The residence also benefits from having a detached summer house, perfect for enjoying in the summer months, and a garage situated just opposite the property - highlighted on the land boundary / aerial view of the property.

The accommodation comprises

Front external



Externally to the front aspect, there is a lawned garden with a path leading to the entrance door.

Ground floor

Hall



Wooden glazed door, central heating radiator, under stairs storage cupboard, and carpeted flooring.

Open plan lounge / dining room

Lounge 14'3" x 11'1" (4.36 x 3.38 )



UPVC double glazed bag window, central heating radiator, fireplace with tiled inset , hearth and exposed brick surround, and carpeted flooring.

Dining room 9'1" x 9'1" (2.79 x 2.78 )



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

Kitchen 14'2" x 7'9" (4.34 x 2.38 )



UPVC double glazed door and window, central heating radiator, and vinyl flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven and hob.

First floor

Landing

With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one 11'8" x 10'7" (3.58 x 3.24 )



UPVC double glazed bay window, central heating radiator, built-in wardrobe, and carpeted flooring.

Bedroom two 11'8" x 10'8" (3.58 x 3.26 )



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

Bedroom three 7'5" x 6'2" (2.28 x 1.90 )



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 carpeted flooring. Furnished with a three-piece suite comprising comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap, and low flush W.C.

Rear external



The southerly facing rear garden is enclosed to the boundary, and mainly laid to lawn with decorative planting, and complimented with a patio seating area.

Garage



Accessed via an up-and-over door.

### Aerial view of the property



### Land boundary



### Tenure

Tenureship TBC

### Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00010361005404

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 - 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.

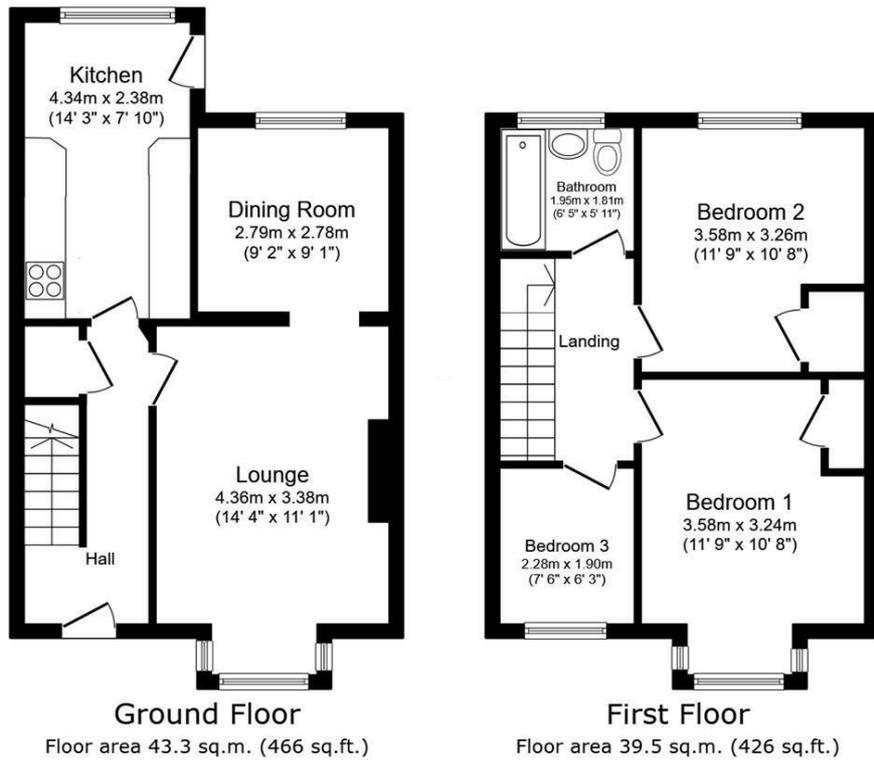
### Free Market Appraisals / Valuations

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.

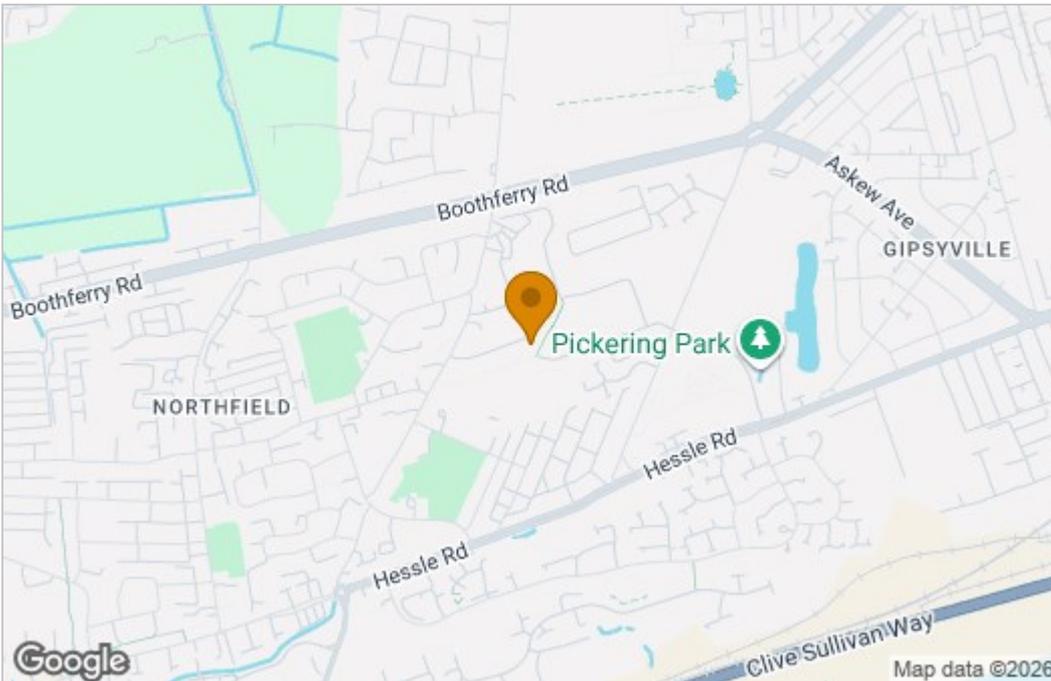
# Floor Plan



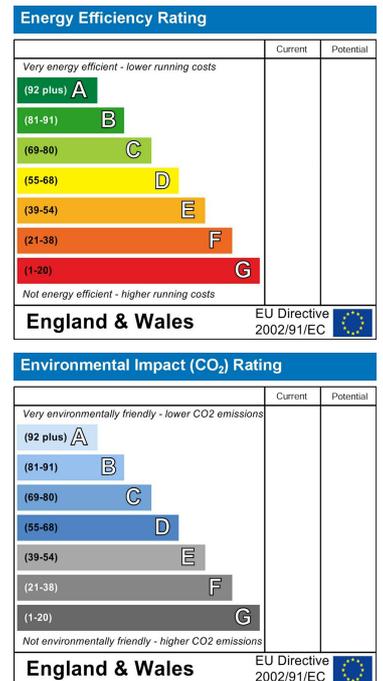
Total floor area: 82.8 sq.m. (891 sq.ft.)

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.