

Whitakers

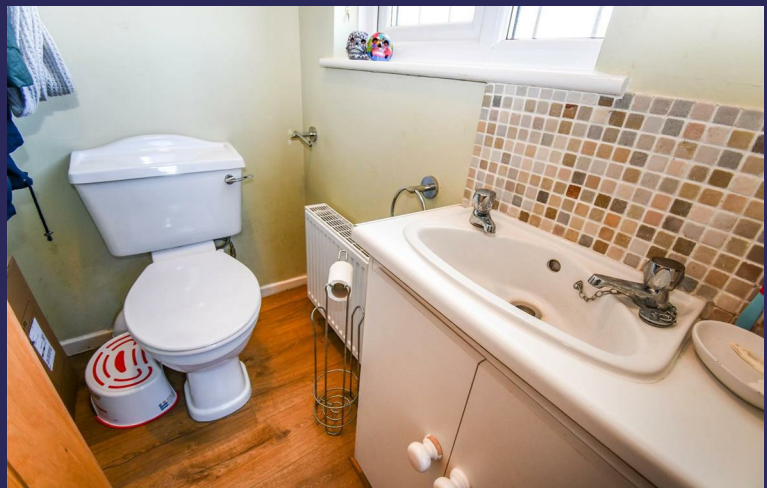
Estate Agents



1 Conifer Close

, Hull, HU5 5YU

Guide price £240,000



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Description

Positioned in a private cul-de-sac location off the well-connected Willerby Road, this three-bedroom home is ideal for the growing family seeking a property that falls into the catchment area of well-regarded local schooling and proximity to local amenities and leisure facilities.

Briefly comprising entrance hall, cloakroom, spacious dining room, Upvc double glazed conservatory, fitted kitchen and conservatory to the ground floor, the first floor boasts three good bedrooms and the bathroom suite furnished with a four-piece suite.

Externally the property enjoys a corner plot allotment gifting the resident additional living space and potential to extend if necessary.

The front garden is low maintenance in design with a side drive to accommodate off-street parking and leading to the single brick-built garage with an up and over door. The rear garden is mainly laid to lawn and enclosed to the boundary with wooden fencing. A gate leading to the driveway to accommodate further off-street parking.

Early viewing is recommended to appreciate the accommodation on offer.

The Accommodation Comprises

Front External

Ground Floor

Entrance Hall

Upvc double glazed window and entrance door, gas central heating radiator, dog leg staircase to the landing off and an under stairs storage cupboard.

Cloakroom

Upvc double glazed window, gas central heating radiator, low flush WC and a vanity wash basin.

Lounge

14'0" x 10'8" maximum (4.27m x 3.27m maximum)

Upvc double glazed French windows, gas central heating radiator, feature fireplace and a coved ceiling.

Dining Room

10'7" x 8'10" maximum (3.23m x 2.70m maximum)

Upvc double glazed window, gas central heating radiator and a coved ceiling.

Conservatory

11'1" x 8'11" (3.40m x 2.73m)

Upvc double glazed windows and French windows leading to the garden.

Kitchen

11'1" x 8'9" maximum (3.39m x 2.68m maximum)

Upvc double glazed window and side entrance door, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and tiled splash backs, enamel single drainer sink unit with a mixer tap, plumbing for an automatic washing machine and slimline dishwasher, split level oven and hob with a cooker hood over, down lighters and a gas central heating boiler.

First Floor

Landing

Upvc double glazed windows to the front and side elevations and access to the loft space.

Bedroom One

13'0" x 8'11" (3.98m x 2.74m)

Upvc double glazed window and a gas central heating radiator.

Bedroom Two

10'7" x 9'2" (3.24m x 2.81m)

Upvc double glazed window, gas central heating radiator and fitted wardrobes.

Bedroom Three

9'1" x 8'10" (2.77m x 2.70m)

Upvc double glazed window and a gas central heating radiator.

Tel: 01482 657657

Bathroom

Upvc double glazed window, towel rail gas central heating radiator, partially tiled and fitted with a four piece suite comprising panelled bath, shower cubicle. Half pedestal wash basin and a low flush WC, and tiled flooring.

Gardens

To the front of the property there is a garden providing off street parking for a small car. An enclosed side and rear garden is mainly lawned with fencing to the surround with gates leading to the driveway.

Garage

Single brick built garage with an up and over door with a rear driveway.

Tenure

The property is held under Freehold tenureship.

Council Tax Band

Council Tax Band - C

Local Authority - East Riding Of Yorkshire

EPC Rating

EPC Rating - D

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.



Road Map



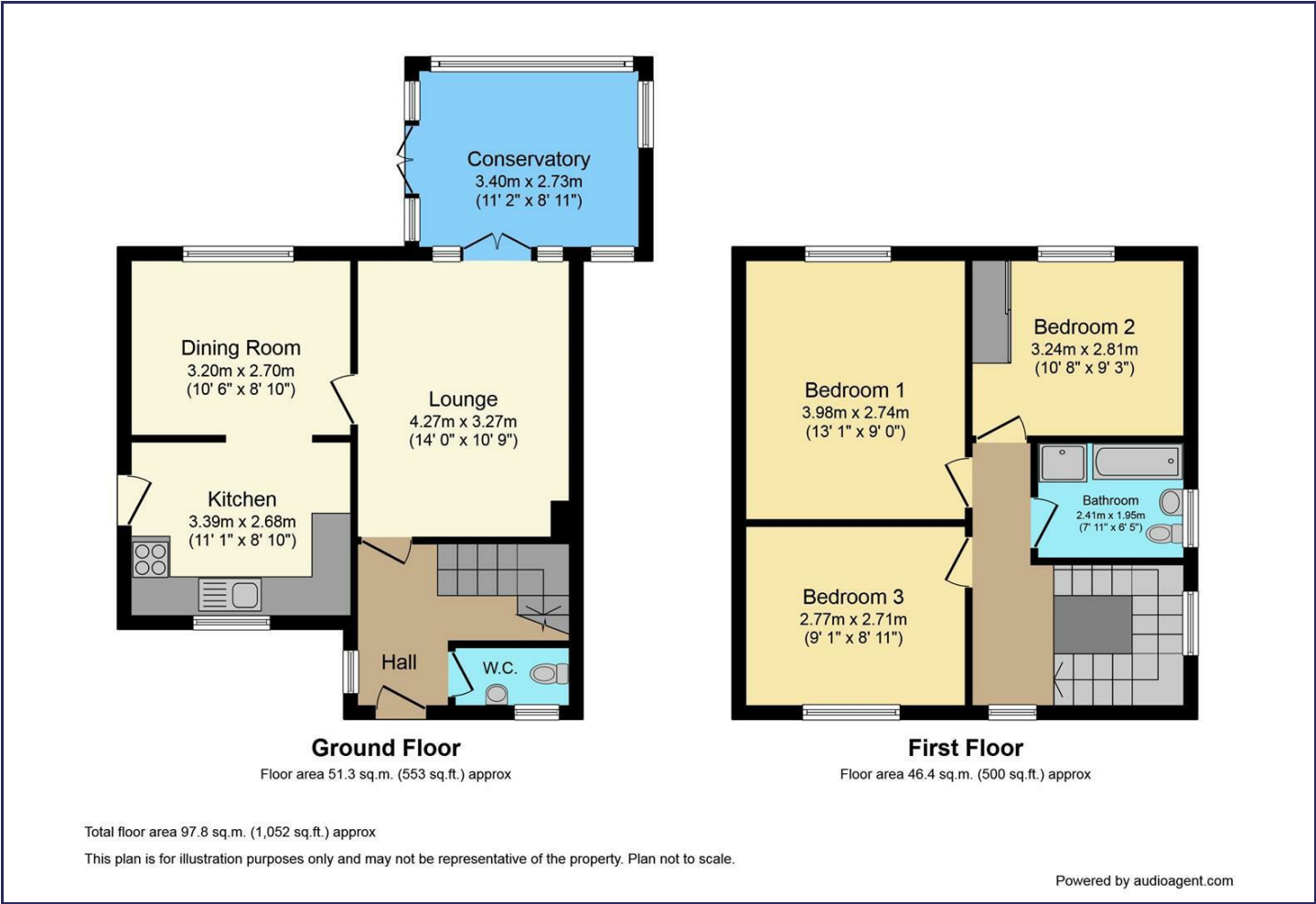
Hybrid Map



Terrain Map



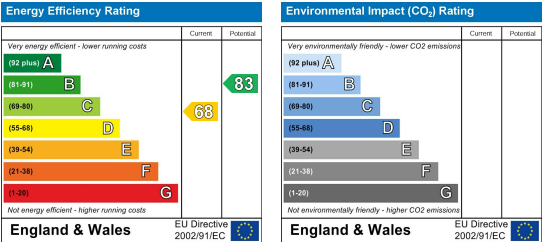
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 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 firms employment has the authority to make or give any representation or warranty in respect of the property.