

# Whitakers

Estate Agents



**27 Buxworth Close, Hull, HU3 5DZ**

**£170,000**

Whitakers Estate Agents are pleased to offer this modern three-bedroom end-terrace property, perfectly suited to family living and conveniently positioned close to local amenities and transport links.

Internally, the ground floor briefly comprises entrance hall incorporating a cloakroom, fitted kitchen / dining room, and spacious lounge to the ground floor.

Upstairs, the first floor features two double bedrooms, a good third bedroom, and a bathroom furnished with a three-piece suite.

Externally to the front is a paved forecourt providing off-street parking for two vehicles. A side path leads to an enclosed rear garden, mainly laid to lawn with decking and patio seating areas.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

#### Front external



Externally to the front is a paved forecourt providing off-street parking for two vehicles.

#### Ground floor

##### Hall

Composite entrance door, central heating radiator, and laminate flooring. Leading to :

##### W.C.

UPVC double glazed window, central heating radiator, and laminate flooring. Furnished with a two-piece suite comprising pedestal sink with mixer tap, and low flush W.C.

#### Kitchen / dining room 13'6" x 11'7" (4.14 x 3.55 )



UPVC double glazed window, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, and a range of integrated appliances including : oven with hob and extractor hood above, sink with mixer tap, washing machine, dishwasher and fridge-freezer.

#### Lounge 11'5" x 14'9" (3.50 x 4.50 )



UPVC double glazed French doors and window, central heating radiator, under stairs storage cupboard, and laminate flooring.

#### First floor

##### Landing

Central heating radiator, and carpeted flooring.. leading to :

#### Bedroom one 9'7" x 14'8" (2.93 x 4.48 )



Two UPVC double glazed windows, central heating radiator, over stairs storage cupboard, and carpeted flooring.

#### Bedroom two 9'10" x 8'5" (3.01 x 2.57 )



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

## Bedroom three 6'5" x 6'5" (1.96 x 1.96 )



With access to the loft hatch, UPVC double glazed window, central heating radiator, and carpeted flooring.

## Bathroom



UPVC double glazed windows, central heating radiator, partly tiled to splashback areas, and cushion effect flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap, and low flush W.C.

## Rear external



A side path leads to an enclosed rear garden, mainly laid to lawn with decking and patio seating areas.

## Aerial view of the property



## Land boundary



## Tenure

The property is held under Freehold tenureship

## EPC rating

EPC rating - B

## Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00040432002701

Council Tax band - A

## 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.

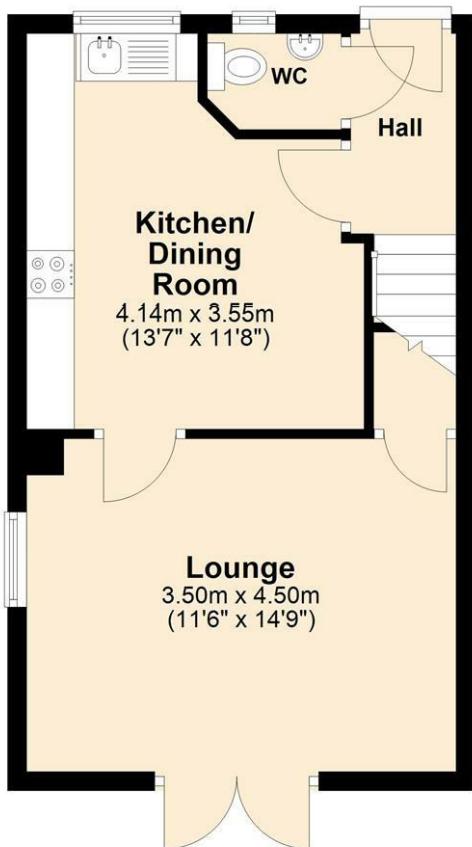
#### Whitakers Estate Agent Declaration

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

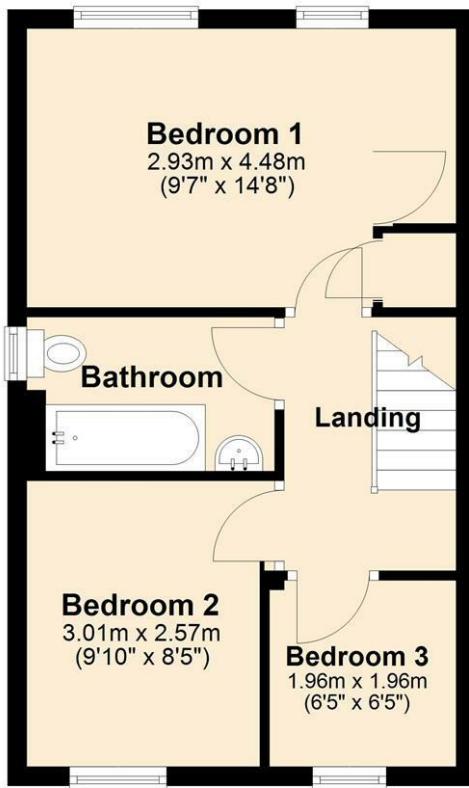
### Ground Floor

Approx. 34.9 sq. metres (375.5 sq. feet)



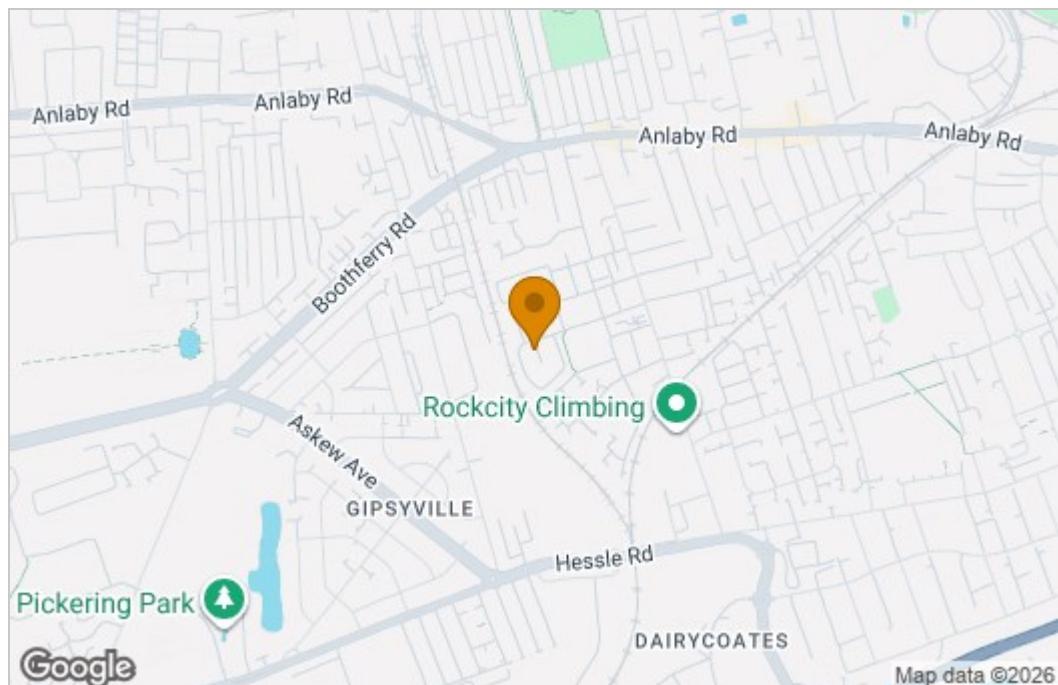
### First Floor

Approx. 34.9 sq. metres (375.7 sq. feet)

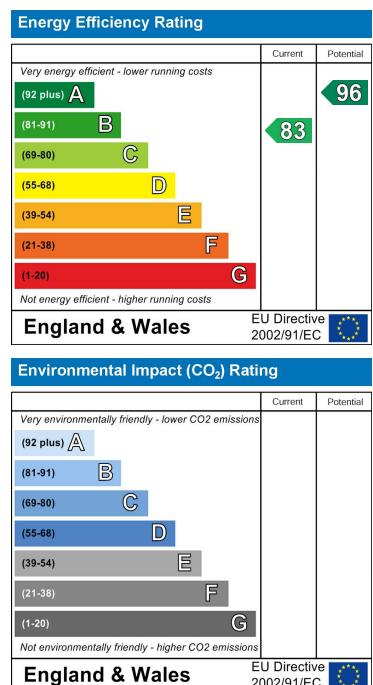


Total area: approx. 69.8 sq. metres (751.2 sq. feet)

## 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.