

Whitakers

Estate Agents



6 Newport Close, Hull, HU3 2NB

£98,000

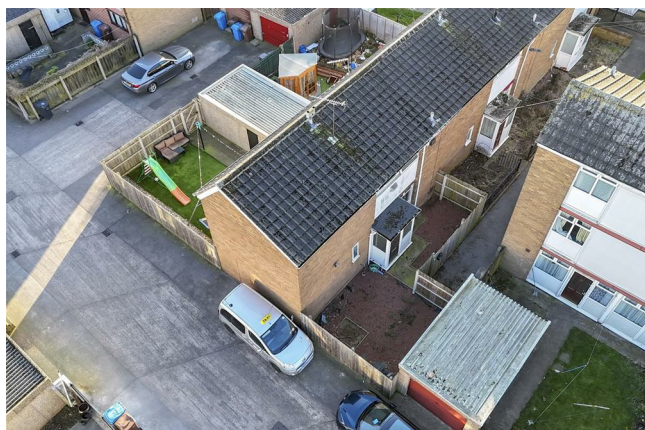
Whitakers Estate Agents are pleased to introduce this end-terrace property which would make a great family home for this wanting to take advantage of the close proximity to a range of amenities and leisure facilities, along with easy access to the Hull city center.

The internal layout briefly comprises entrance hall with cloakroom, fitted kitchen, rear lobby with built-in storage, an spacious lounge. The first floor boasts two double bedrooms, and a good third bedroom, all of which are served by a bathroom furnished with a three-piece suite.

Externally to the front approach, there is a gravelled garden with wooden fencing to the surround. The enclosed rear garden is laid to lawn with faux grass, and complimented with a patio seating area. A gate in the boundary fencing opens onto the vehicle accessible ten-foot, and access to the detached garage.

The accommodation comprises

Front external



Externally to the front approach, there is a gravelled garden with wooden fencing to the surround.

Ground floor

Hall

Composite entrance door, UPVC double glazed windows, central heating radiator, under stairs storage, and laminate flooring. Leading to :

W.C.

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

Kitchen / dining room 14'10" x 8'7" (4.53 x 2.63)



Two UPVC double glazed windows, central heating radiator, and vinyl flooring. Fitted with a range of floor and eye level units, worktop with splashback upstand above, sink with mixer tap, plumbing for a washing machine, and dryer, and integrated oven with hob and extractor hood above.

Rear lobby

UPVC double glazed door and side window, under stairs storage cupboard, and laminate flooring. Leading to :

Lounge 14'10" x 14'4" maximum (4.53 x 4.38 maximum)



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

First floor

Landing

UPVC double glazed window, built-in storage cupboard, and carpeted flooring.

Bedroom one 15'1" x 8'9" (4.60 x 2.67)



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

Bedroom two 11'9" x 8'5" (3.59 x 2.58)



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

Bedroom three 11'10" x 5'4" (3.63 x 1.63)



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

Bathroom



UPVC double glazed window, central heating radiator, and partly panelled to splashback areas with laminate flooring. Furnished with a three-piece suite comprising free-piece suite comprising panelled bath, pedestal sink, and low flush W.C.

Rear external



The enclosed rear garden is laid to lawn with faux grass, and complimented with a patio seating area. A gate in the boundary fencing opens onto the vehicle accessible ten-foot, and access to the detached garage.

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 - 00120421000603
Council Tax band - A

EPC rating

EPC rating - D

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Ultrafast 1000 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.

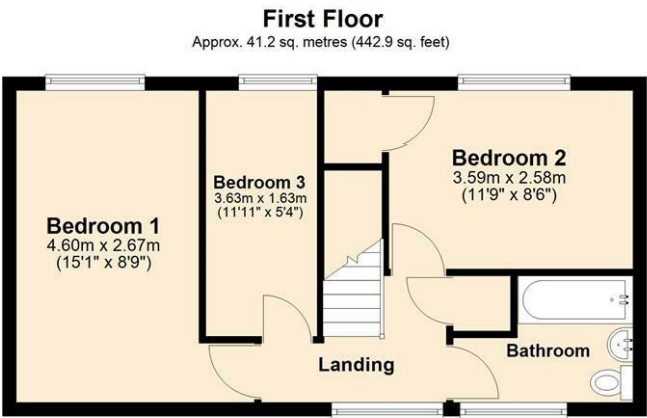
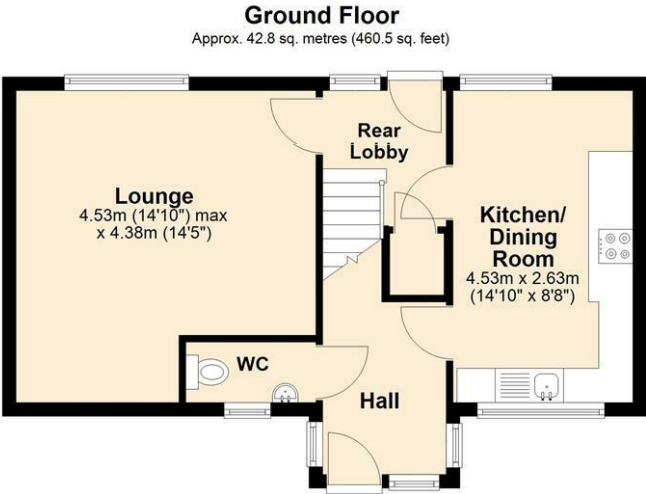
Free Market Appraisals / Valuations

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

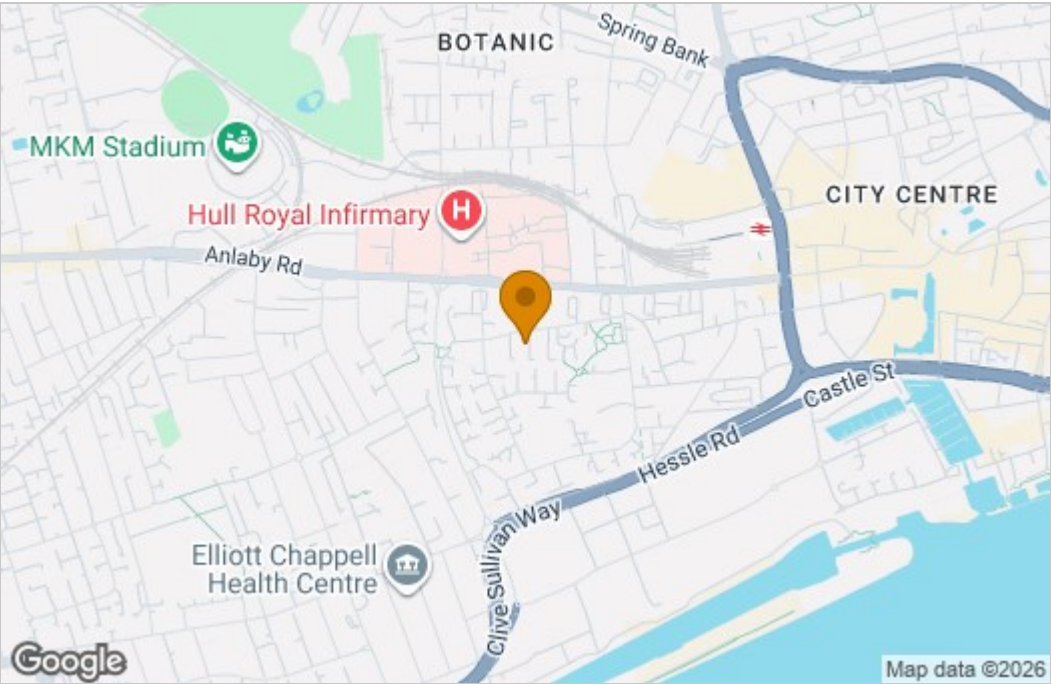
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Floor Plan

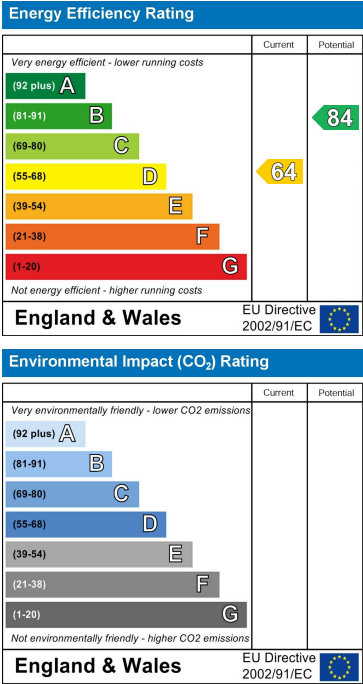


Total area: approx. 83.9 sq. metres (903.4 sq. feet)

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.