

Whitakers

Estate Agents



16 Flemish Crescent, Hull, HU3 5BN

£150,000

**** NO ONWARD CHAIN ****

Introducing this neatly presented and modern end-terrace property which would make an ideal home for a growing family, or starter home for a first time buyer.

Externally to the front aspect, there is a paved forecourt with parking space available for up to two vehicles.

Upon entering the property, the resident is greeted by a hall which incorporates a cloakroom, and leads to the fitted kitchen, and spacious lounge.

A fixed staircase ascends to the first floor which boasts two double bedrooms, a good third bedroom, and a bathroom.

French doors in the lounge and a private side gate open to the enclosed rear garden, which is paved with porcelain tiles.

The accommodation comprises

Front external



Externally to the front aspect, there is a paved forecourt with parking space available for up to two vehicles.

Ground floor

Hall

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

W.C.

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

Kitchen / dining room 13'6" x 11'6" (4.14 x 3.53)



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

Lounge 11'6" x 14'8" (3.51 x 4.49)



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

First floor

Landing

Central heating radiator, and carpeted flooring. Leading to :

Bedroom one 9'7" x 14'9" (2.93 x 4.50)



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

Bedroom two 9'11" x 7'11" (3.03 x 2.42)



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

Bedroom three 6'8" x 6'5" (2.04 x 1.97)



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

Shower room



UPVC double glazed window, central heating radiator, partly tiled with splashback tiles and panelling, laminate flooring and furnished with a three-piece suite comprising walk-in enclosure with mixer and waterfall shower, vanity sink with mixer tap, and low flush W.C.

Rear external



French doors in the lounge and a private side gate open to the enclosed rear garden, which is paved with porcelain tiles.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number -

00040431001601

Council Tax band - A

EPC rating

EPC rating - B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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.

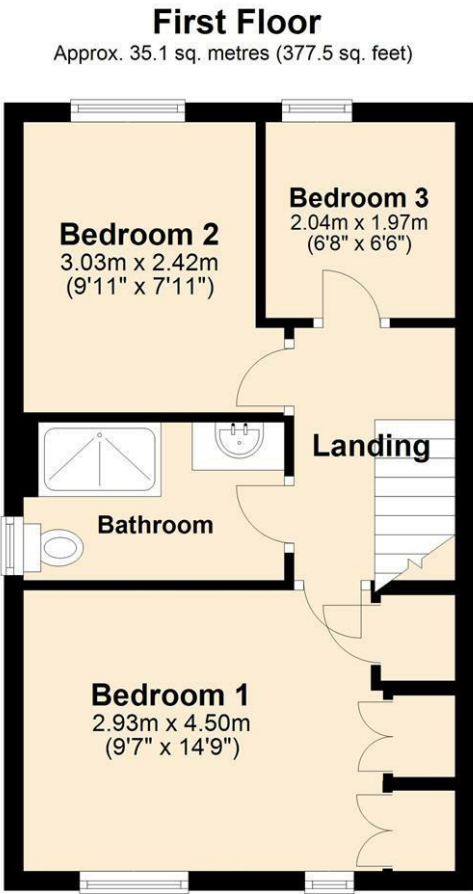
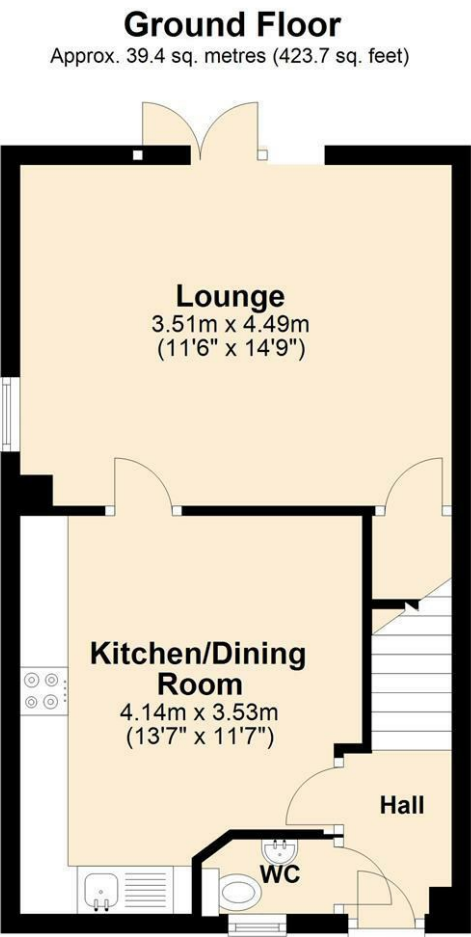
Free Market Appraisals / Valuations

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

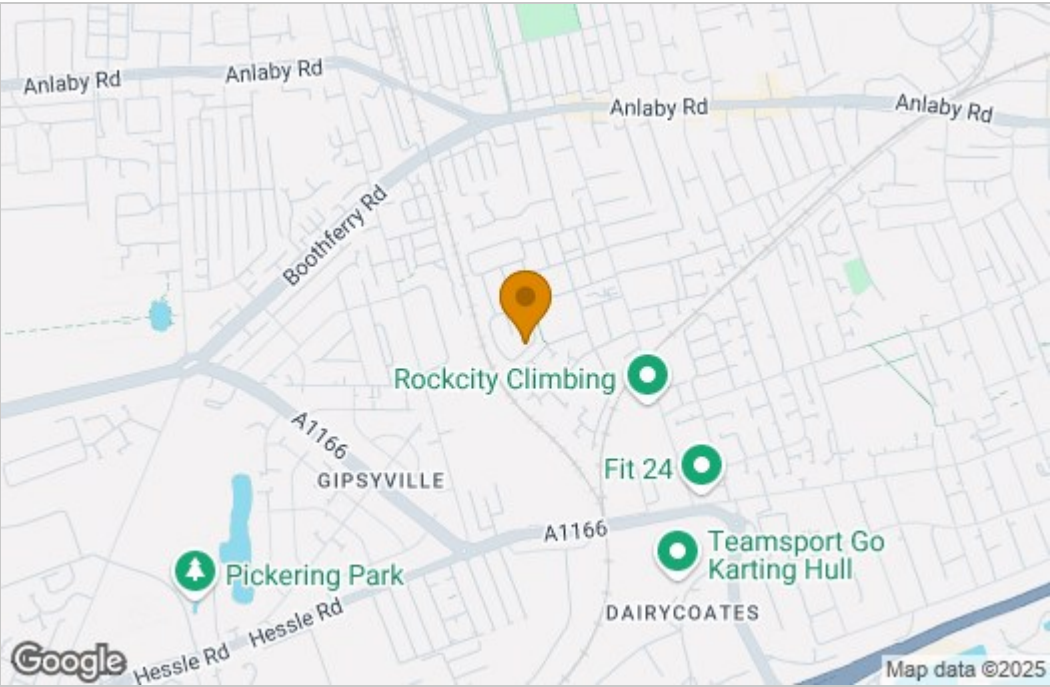
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Floor Plan

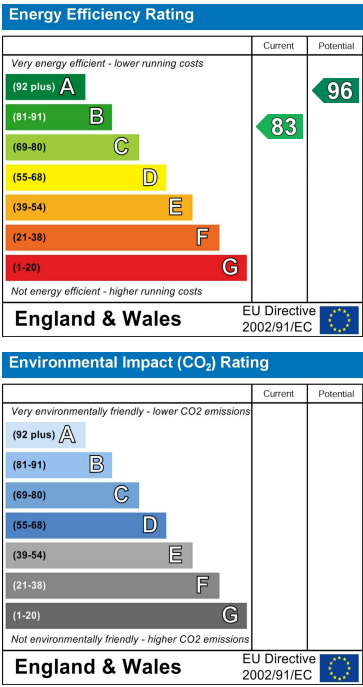


Total area: approx. 74.4 sq. metres (801.2 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.