

Whitakers

Estate Agents



2 Burdon Close, Hull, HU10 6QZ

£185,000

This well presented three bed end terrace property is situated in a sought after residential location, well placed to access a wide range of local amenities and boasts easy access to good local schools making this an obvious choice for families.

The accommodation briefly comprises – entrance, lounge, dining room with French doors that open out to the garden and a modern fitted kitchen.

The first floor boasts three bedrooms together with the well appointed family bathroom suite. In addition there is a useful loft room. Externally to the front of the property is a low maintenance garden designed for off street parking. At the rear of the property there is a lawned garden with a patio area and decking, with fencing to the surround.

Early viewings are advised.

Accommodation Comprises

Entrance Hall

UPVC double glazed entrance door and window, gas central heating radiator, laminate flooring, and a storage cupboard housing the gas central heating boiler.

Lounge 14'1 x 13'5 (4.29m x 4.09m)



UPVC double glazed window, gas central heating radiator, coved ceiling and a feature fireplace.

Dining Room 16'6 x 9'5 (5.03m x 2.87m)



UPVC double glazed window double doors leading to the gardens, gas central heating radiator, coved ceiling and laminate flooring.

Kitchen 10'10 x 9'10 (3.30m x 3.00m)



UPVC double glazed entrance door and window, kickboard heater, fitted with a range of base wall and drawer units with fitted worktops and tiled splash backs, colour coded one and a half bowled single drainer sink unit with a mixer tap, plumbing for an automatic washing machine, split level oven and hob and laminate flooring.

Landing

Coved ceiling and enclosed staircase leading to the loft room

Bedroom One 12'7 x 10'3 (3.84m x 3.12m)



UPVC double glazed window, gas central heating radiator, coved ceiling and a storage cupboard.

Bedroom Two 10'4 x 9'2 (3.15m x 2.79m)



UPVC double glazed window, gas central heating radiator, coved ceiling, dado rail and a storage cupboard.

Bedroom Three 8'8 x 5'10 (2.64m x 1.78m)



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

Bathroom



UPVC double glazed window, towel rail gas central heating radiator, partially tiled and fitted with a three piece suite comprising panelled bath with a shower over and shower screen, pedestal wash basin and a low flush WC.

Loft Room 16'6 x 10'1 (5.03m x 3.07m)



Double glazed window, gas central heating radiator and access to the eaves.

Externally



To the front of the property there is a gravelled garden providing off street parking. At the rear of the property there is a lawned garden with a patio area and decking, and with fencing to the surround.

Tenure

Freehold.

Council Tax

Band B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Additional products and services

Whitakers 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.

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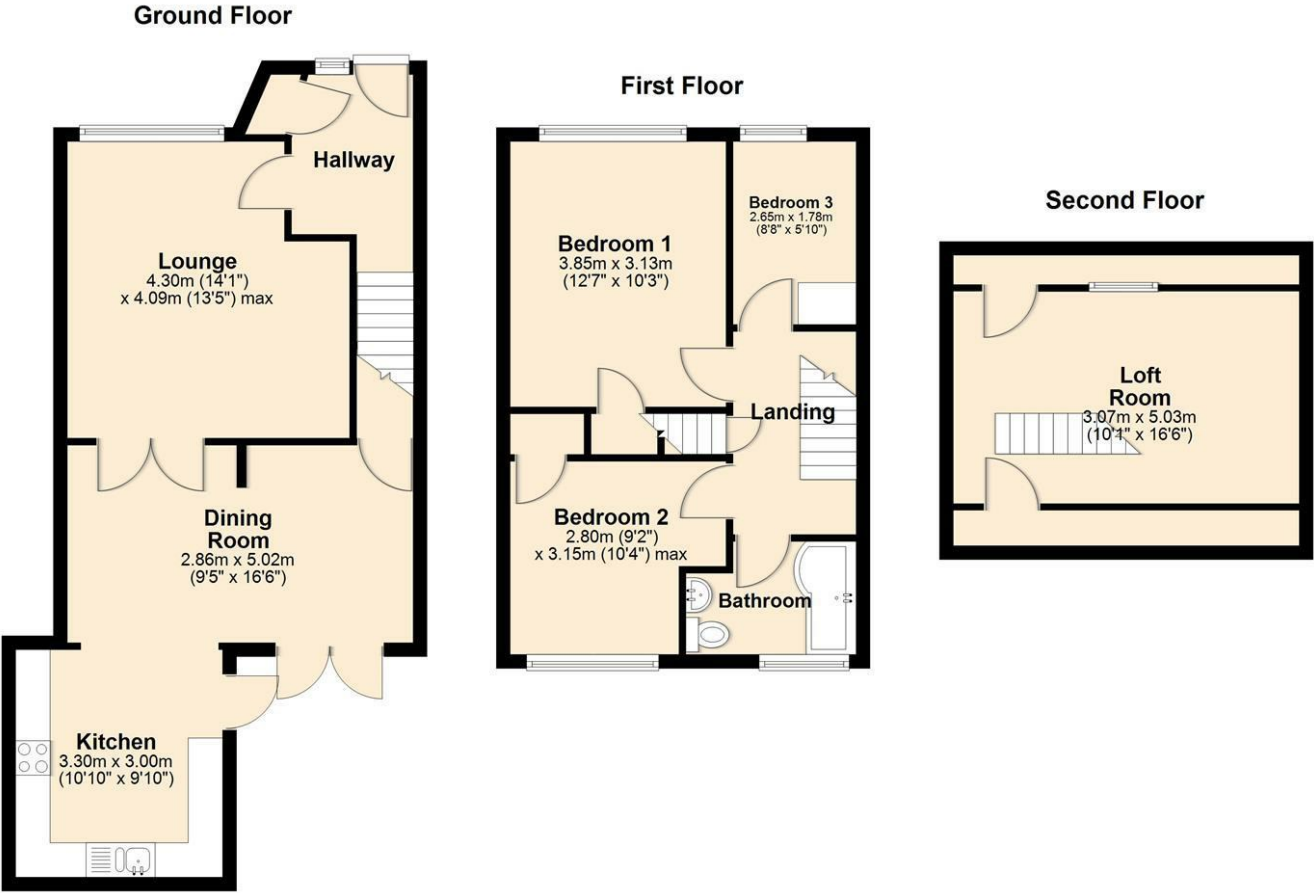
Sales valuations

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.

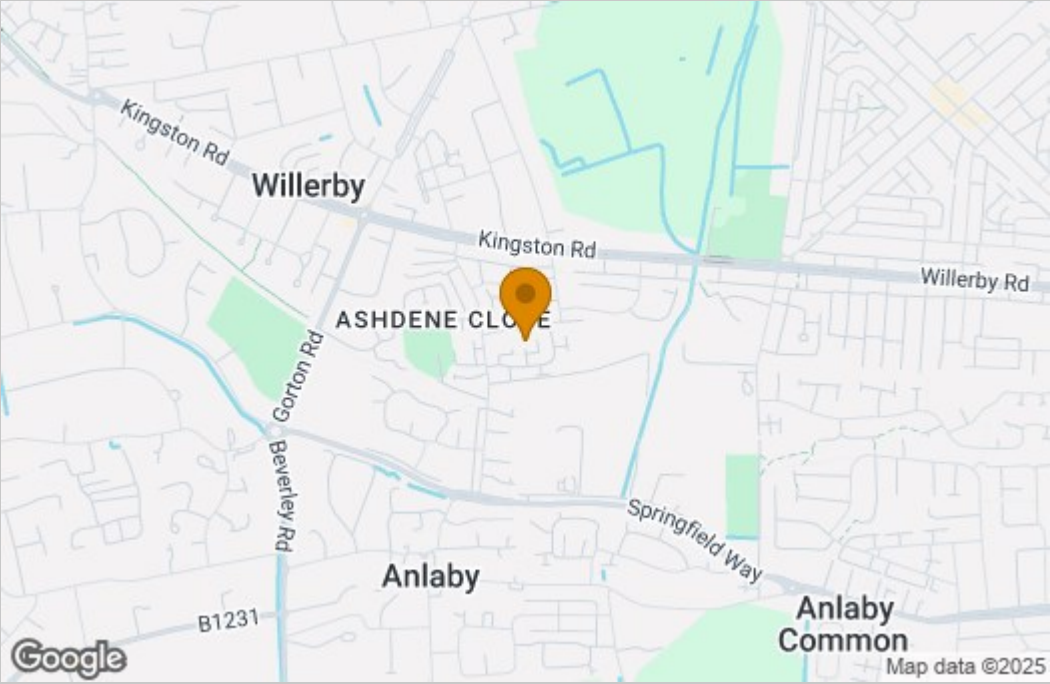
Front External



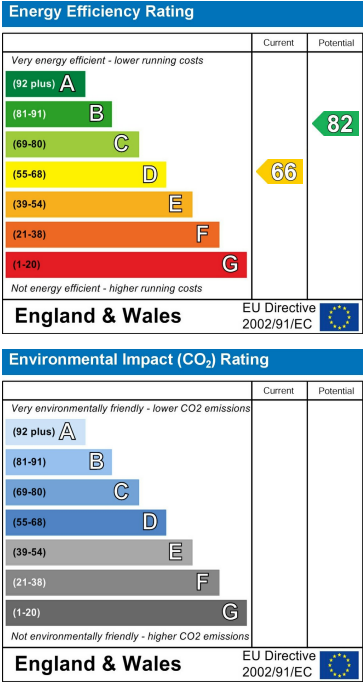
Floor Plan



Area Map



Energy Efficiency Graph



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