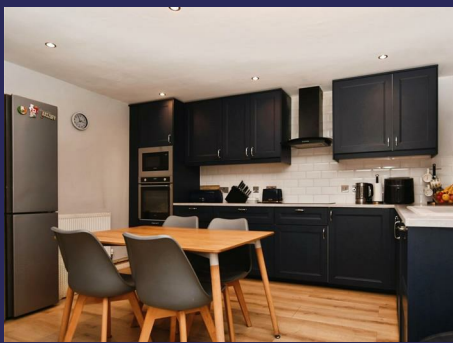


Whitakers

Estate Agents



36 Appin Close, Hull, HU7 5BB

Guide price £110,000

*** GUIDE PRICE £110,000 - £120,000 ***

SITUATED WITHIN A STONES THROW OF SHOPPING, MEDICAL, TRANSPORT, EDUCATIONAL AND LEISURE AMENITIES, THIS MODERN STYLE MID TERRACE HOUSE IS PRESENTED IN "MOVE INTO" CONDITION AND INTERNAL INSPECTION WILL NOT DISAPPOINT.

THE ACCOMMODATION BRIEFLY AFFORDS STORM PORCH TO ENTRANCE, FITTED DINING KITCHEN WITH INTEGRATED APPLIANCES OPENING TO A LOUNGE, THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A CONTEMPORARY FAMILY BATHROOM.

IDEALLY SUITED TO THE GROWING FAMILY UNIT, THE PROPERTY HAS PLEASANT GARDENS, GAS CENTRAL HEATING TO RADIATORS, DOUBLE GLAZING AND APPOINTMENTS IN ORDER TO VIEW INTERNALLY ARE WELCOME.

Ground Floor

Storm Porch

With storage sheds and giving access to entrance.

Fitted Kitchen



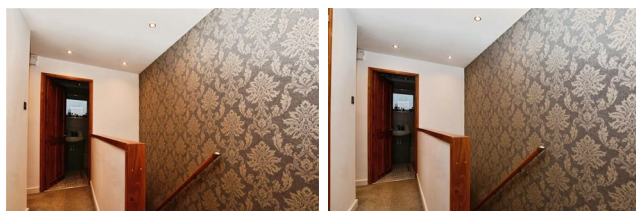
A lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with mixer tap. Window to the front aspect, attractive laminate flooring, built in storage cupboard, a radiator, spotlights to the ceiling and integrated appliances include an electric oven, electric hob, an over head extractor canopy, microwave oven, dishwasher and an automatic washing machine. Open plan to;

Lounge

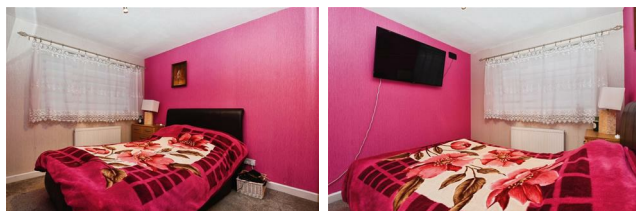


The laminate flooring continues. There is a window to the rear aspect and a door giving access to the rear garden, spotlights to the ceiling and a radiator.

First Floor

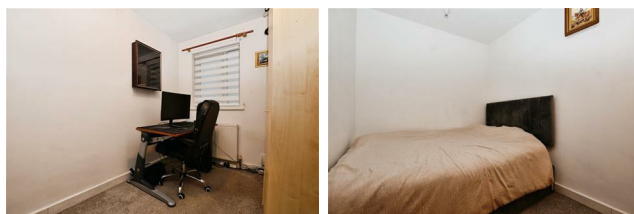


Bedroom One



Window to the rear aspect and a radiator.

Bedroom Two



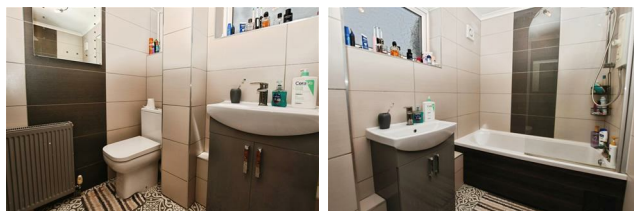
Window to the front aspect and a radiator.

Bedroom Three



Window to the rear aspect and a radiator.

Bathroom



A contemporary suite in white to comprise panelled bath, wash handbasin within a vanity unit and a low level wc unit. Tiled walls and floor, a radiator and there is an electric shower unit over the bath with a shower screen to the bath side.

Outside



There is a small enclosed garden to the front of the property and to the rear an enclosed garden which is laid to lawn.

Council Tax

Hull City Council - band A

Tenure

This property is freehold

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 sales 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.

Material Information:

Construction - None standard

Conservation Area -No

Flood Risk -Very Low

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

Broadband - Basic 8 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

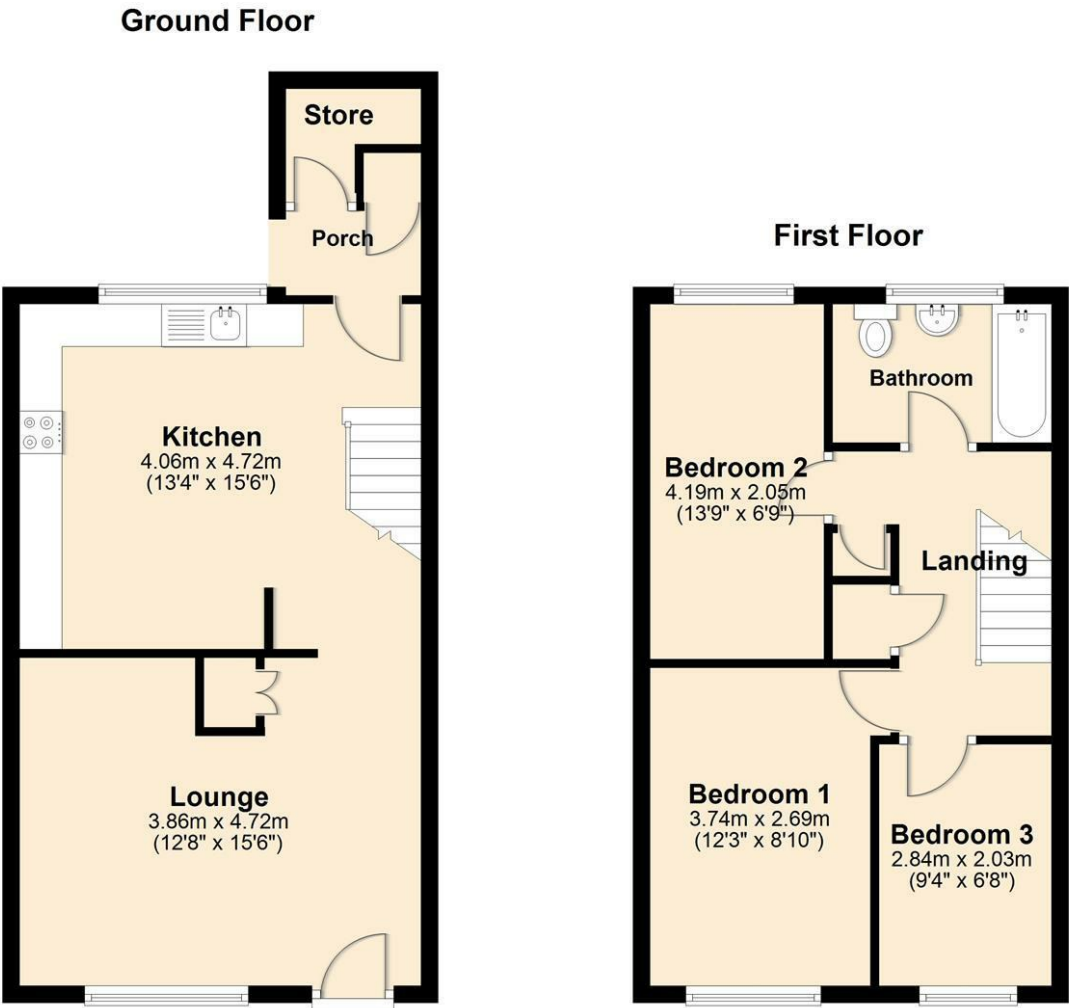
Coalfield or Mining Area -No

Planning -No planning applications applicable to this property or neighbouring properties

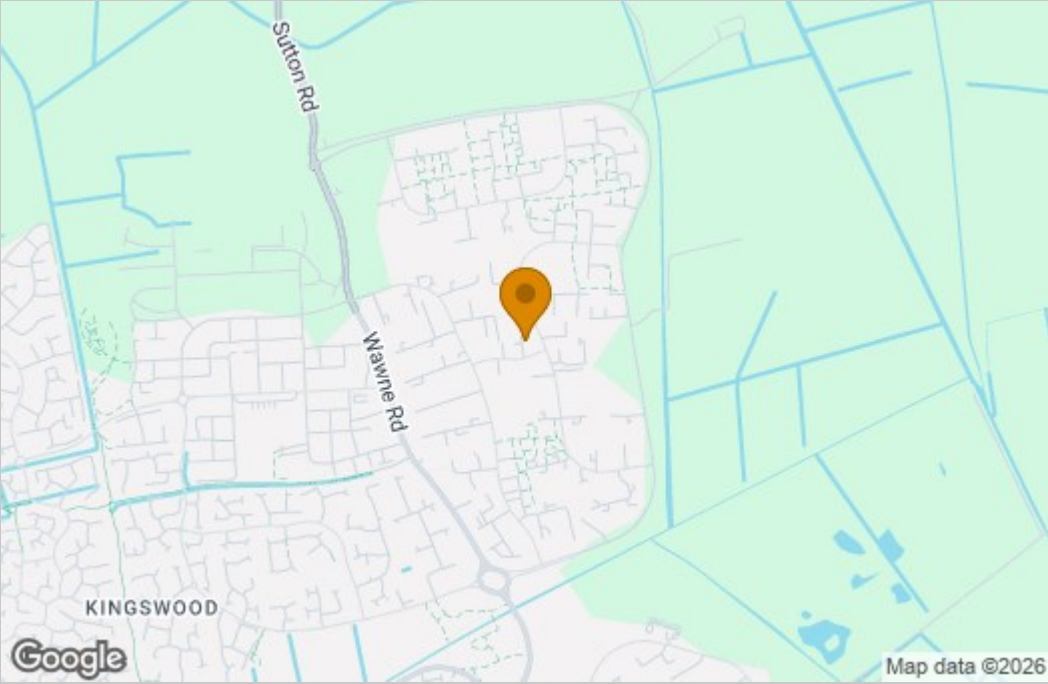
Whitakers Estate Agent Declaration:

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.

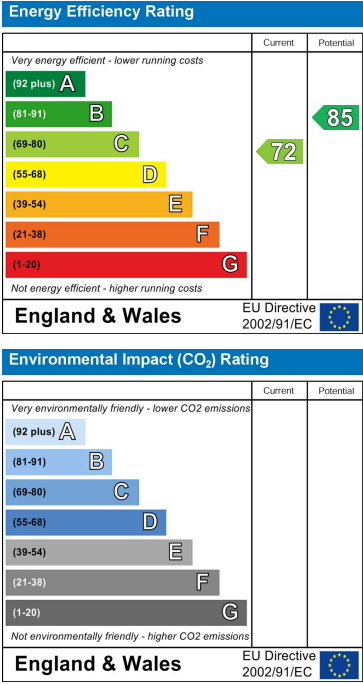
Floor Plan



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.