Whitakers
Estate Agents









25 Skipwith Close, Hull, HU6 8JB

£122,500

Modern Three-Bedroom Family Home in Quiet Cul-de-Sac

Enjoying a peaceful cul-de-sac position to the north of the city, this modern-style mid-terrace home offers well-proportioned family accommodation and is conveniently located for local shops, schools and other amenities.

Set within pleasant gardens, the property briefly comprises an entrance hall, spacious lounge and dining area, fitted kitchen, three good-sized bedrooms, a first-floor bathroom and separate WC.

The home benefits from gas central heating via radiators and double glazing throughout.

An ideal choice for families or first-time buyers, early viewing is highly recommended to fully appreciate the accommodation and location.

Entrance Hall



Staircase off, a radiator and access to:

Lounge



Window to the front aspect, radiator and feature pebble effect wall mounted fire. Opens to:

Dining Area




Having a radiator and French Doors giving access to the rear garden.

Kitchen





Fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit. Window to the rear aspect, useful under stairs storage cupboard and plumbing for an automatic washing machine.

First Floor Landing

A built in storage cupboard and access to:

Bedroom One




Window to the front aspect and a radiator.

BedroomTwo




Window to the rear aspect and a radiator.

Bedroom Three



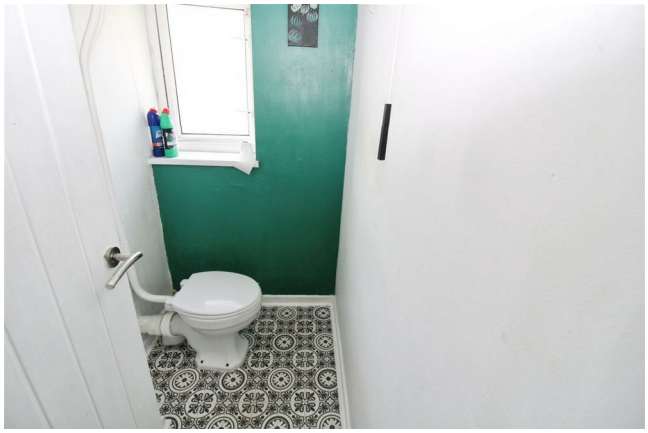

Window to the front aspect and a radiator.

Bathroom



A white suite to comprise a panelled bath and a wash hand basin within a vanity unit. Partially tiled walls and a radiator.

Separate WC



Gardens





To the front of the property is an enclosed garden and a side pedestrian access leads to a rear garden laid mainly to lawn and there are brick built storage sheds.

Material Information:

Construction - Brick under a tiled roof
Conservation Area -No
Flood Risk -Very low
Mobile Coverage/Signal -Yes
Broadband - Yes
Coastal Erosion -No
Coalfield or Mining Area -No
Planning -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.

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.

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Whitakers Estate Agent Declaration:

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

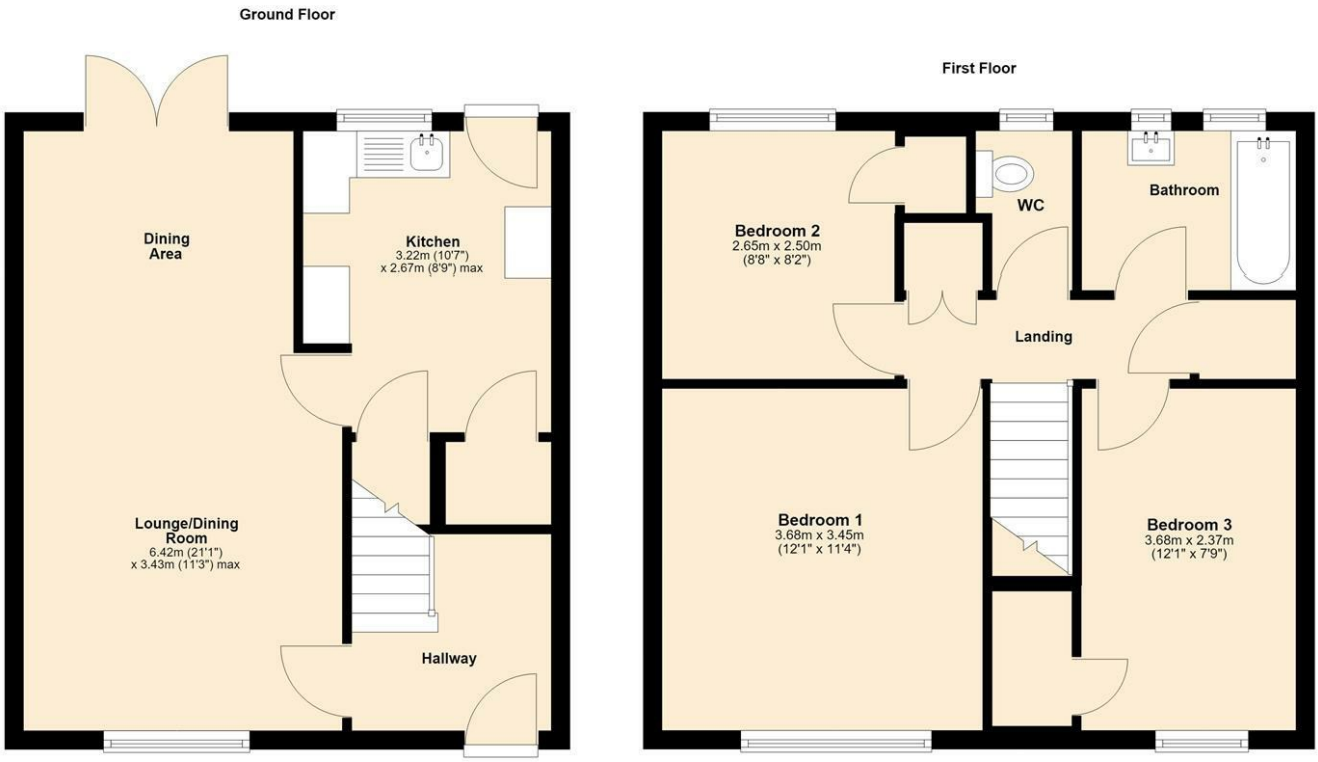
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Offering on a property

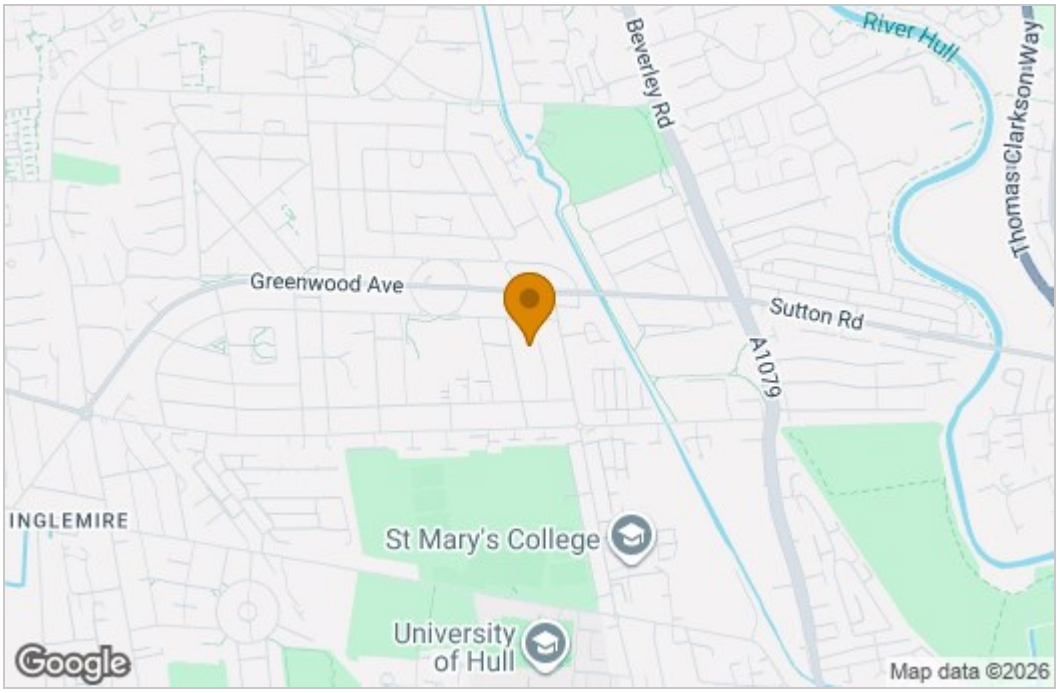
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

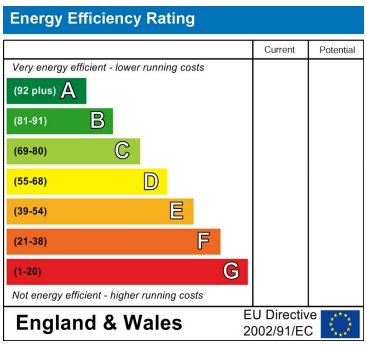
Floor Plan

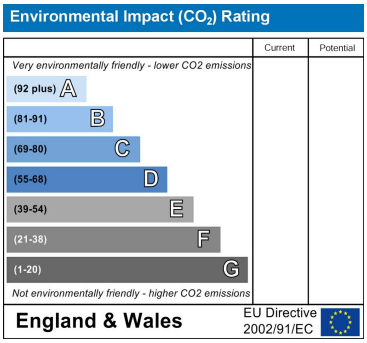


Area Map



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.

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