

# Whitakers

Estate Agents



## 100 Frampton Close, Hull, HU7 6AJ

**Offers In The Region Of £110,000**

A Superb End of Terraced Home, enjoying a sought after residential area off Dorchester Road.

Offering beautifully presented, well proportioned accommodation over two floors.

The front entrance door opens to the inner lobby with a utility and useful storage area. A door opens to the hallway welcoming you in to view the accommodation on offer. The DINING KITCHEN has a range of gloss units with woodblock effect work surface and ample space for table and chairs, perfect for entertaining family & friends.

The tastefully styled LOUNGE is a comfortable room to relax and unwind with patio doors with views over the rear garden.

To the first floor are THREE good size BEDROOMS and the FAMILY BATHROOM.

Outside there are GARDENS to front and rear with the rear garden having a paved patio area and an attractive pergola, a lovely outdoor space to enjoy.

Enjoying a and convenient setting, this is a home is one you won't want to miss.

Do not delay, call to arrange your viewing today!

## Accommodation Comprises

### Entrance

A Upvc door opens to the inner lobby.

### Inner Lobby 3'8" x 6'5" (1.13 x 1.98)

The inner lobby has a useful storage cupboard and access to the utility area with a door opening into the hallway.

### Utility 5'4" x 3'7" (1.63 x 1.1)

A useful utility area , plumbed for automatic washing machine and space for electric dryer.

### Hallway 10'9" x 6'1" (3.30 x 1.86)

A door opens to the hallway, welcoming you in to view the accommodation on offer. Feature staircase takes you up to the first floor and a door opens to the dining kitchen.

### Dining Kitchen 16'3" x 9'5" (4.97 x 2.89)



The dining kitchen has a range of high gloss base and wall units with contrasting woodblock effect work surface and tiled splashbacks. Built in oven with gas hob and stainless steel extractor hood above. Sink unit with drainer and mixer tap . Double glazed window to front aspect, radiator and vinyl flooring. Ample space for table & chairs, creating a lovely space for entertaining family & friends.

### Lounge 15'7"x 15'1" reducing to 9'8" x 6'1" (4.75x 4.61 reducing to 2.95 x 1.86)



A comfortable L shape lounge, tastefully styled with patio doors , enjoying views over the rear garden. Laminate flooring and radiator.

### Bedroom One 12'5" x 9'0" (3.81 x 2.75)



A double bedroom with ample space for bedroom furniture. Double glazed window, laminate flooring and radiator.

### Bedroom Two 13'7" x 6'5" (4.16 x 1.96)



A double bedroom with double glazed window, laminate flooring and radiator.

### Bedroom Three 9'5"x 6'5" (2.88x 1.98)



Bedroom three has a double glazed window, laminate flooring and radiator.

### Family Bathroom 8'8" x 5'5" (2.66 x 1.66)



The family bathroom has attractive boarding to all walls and three piece suite in white to include panelled bath with mixer tap and shower attachment. Low level W.C. and pedestal wash basin.

Chrome towel heater, vinyl flooring and two double glazed obscure windows.

### Outside



There are gardens to front and rear with the front being mainly paved. The rear garden has a paved patio area with attractive pergola and a lawn, a lovely outdoor space for the family to enjoy.

### Tenure

The property is Freehold Tenure

### Council Tax Band

Council Tax band A

Kingston upon Hull City Council

### EPC

EPC awaited

### 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 - Brick & Tile

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 8 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

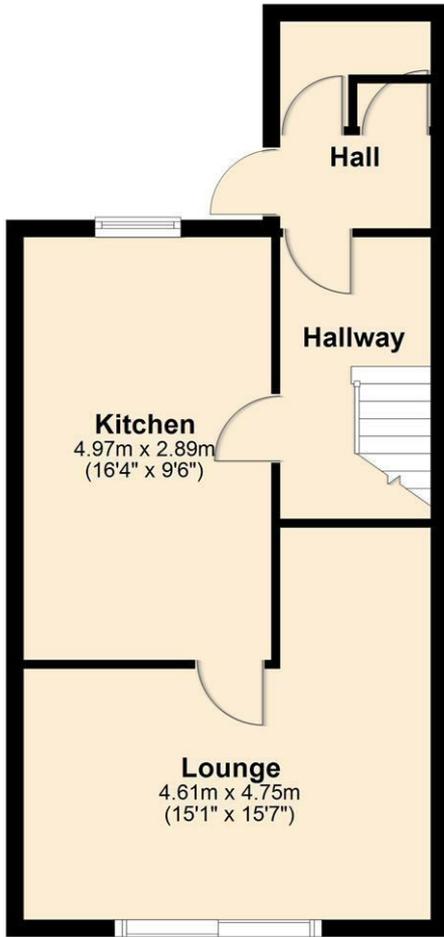
Planning - No

### Whitakers Estate Agent Declaration:

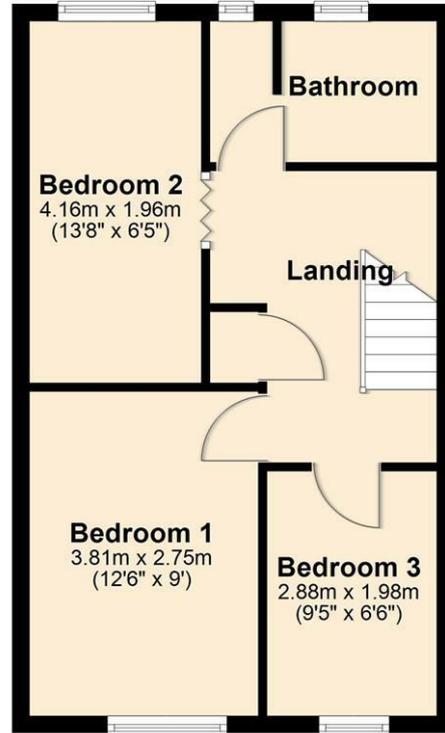
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

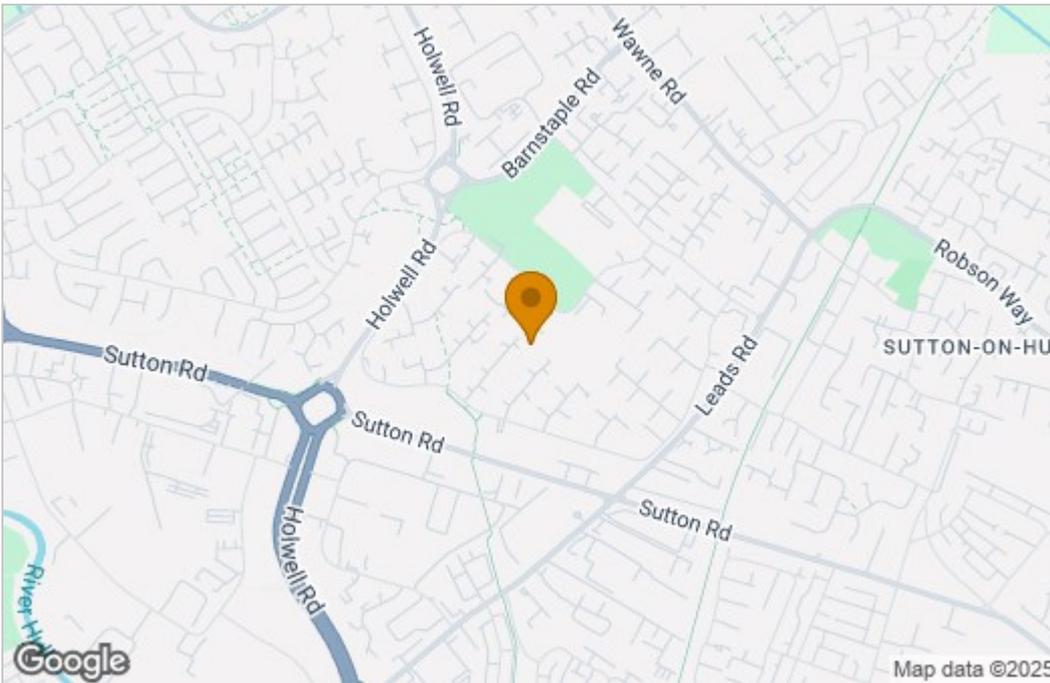
## Ground Floor



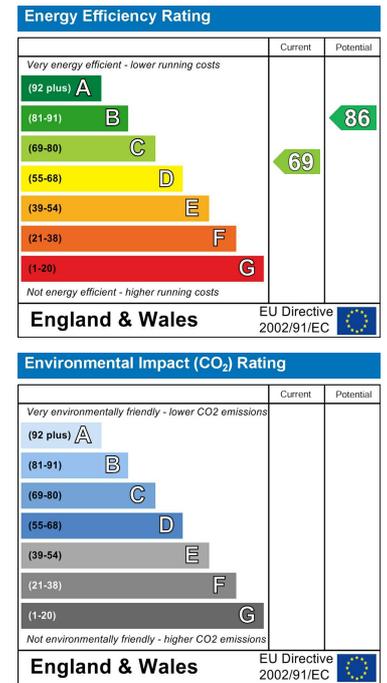
## First Floor



## 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.