

Whitakers

Estate Agents



8 Twickenham Close, Hull, HU8 9FA

£159,950

Enjoying a quiet cul de sac position off Bellfield Avenue this modern style end terrace house offers an excellent opportunity for the first time purchaser or the buyer looking to downsize.

The accommodation briefly comprises entrance hall, cloak room, lounge, fitted dining kitchen with appliances, two bedrooms of good proportion and a bathroom and has gas central heating to radiators and double glazing.

Set within gardens of good proportion and off street car parking amenities to the front, the property is well presented throughout and appointments to view are welcome.

Entrance Hall
Giving access to:

Cloak Room
A low level wc, wash hand basin and a radiator.

Lounge 12'7" x 10'2" (3.85 x 3.10)



Square bay window to the front aspect and a radiator.

Dining Kitchen 13'9" x 10'2" (4.20 x 3.10)



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit and monobloc tap. Window to the rear aspect and French Doors giving access to the rear garden, a radiator and integrated appliances include an electric oven, four ring gas hob and a stainless steel over head extractor canopy.

Bedroom One 13'7" x 9'0" max (4.15 x 2.75 max)



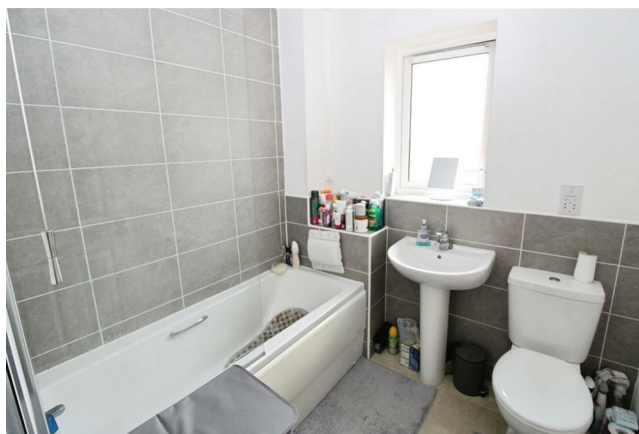
Window to the front aspect and a radiator.

Bedroom Two 14'2" x 6'9" (4.32 x 2.08)



Window to the rear aspect and a radiator.

Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Partially tiled walls, a radiator and there is an electric shower unit over the bath with a shower screen to the bath side.

Garden



To the rear of the property is an enclosed garden of good proportion laid to lawn with flower borders and there are two paved patio areas.

Car Parking

To the front of the property car parking amenities are available

Council Tax

Hull City Council - band B

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 - Brick under tiled roof

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 16 Mbps Ultrafast 10000 Mbps

Coastal Erosion -No

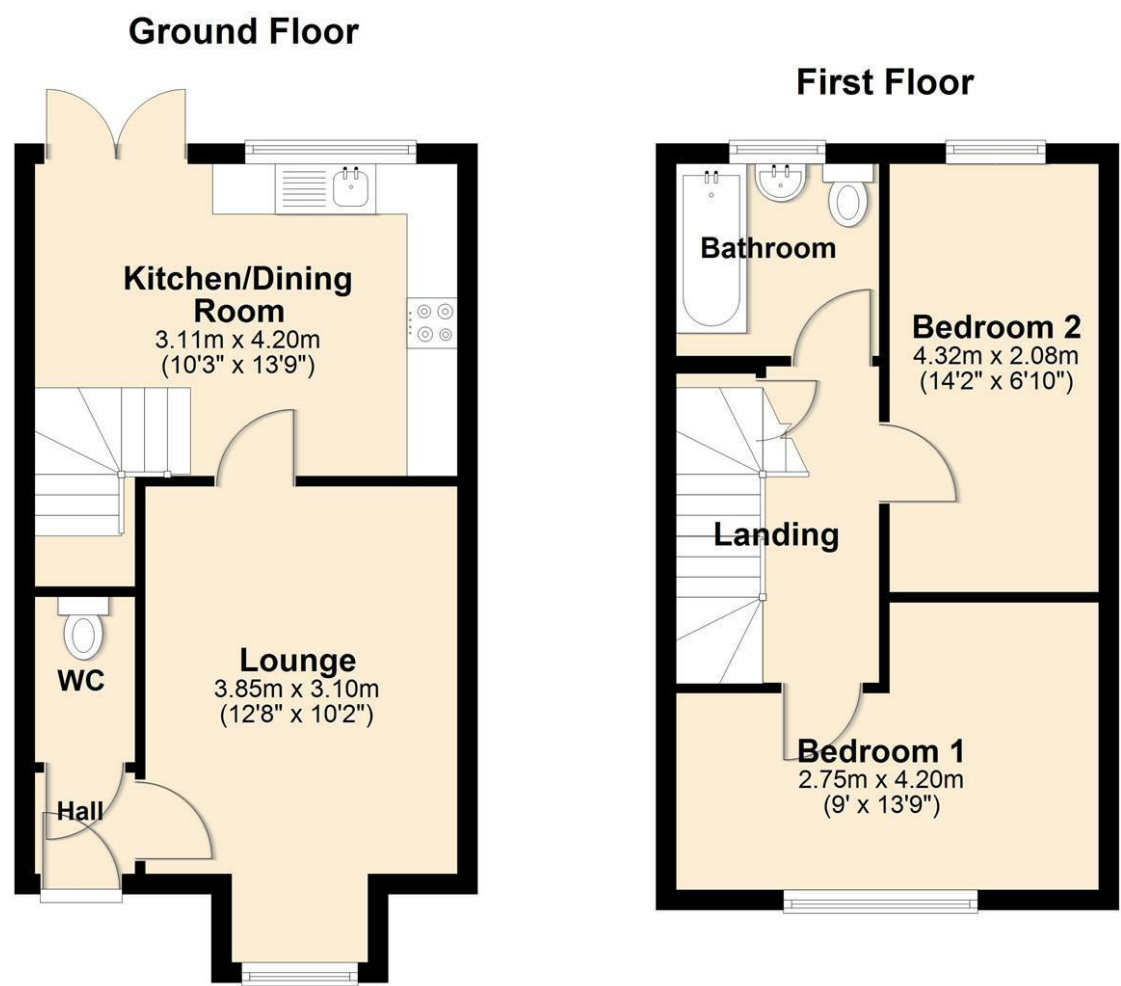
Coalfield or Mining Area -No

Planning -No

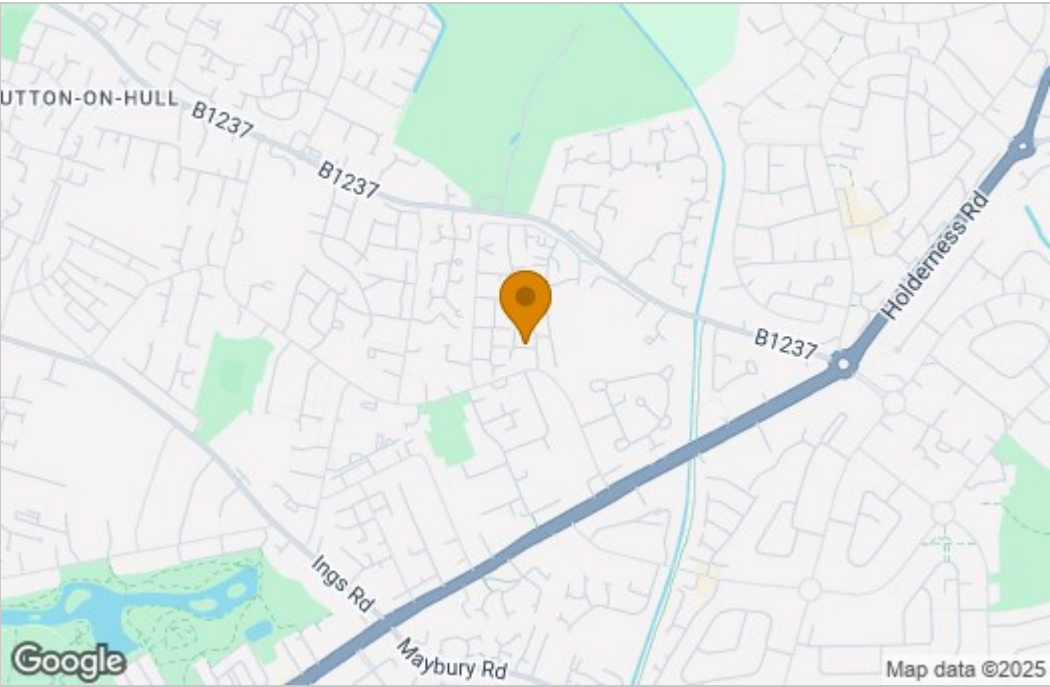
Whitakers Estate Agent Declaration:

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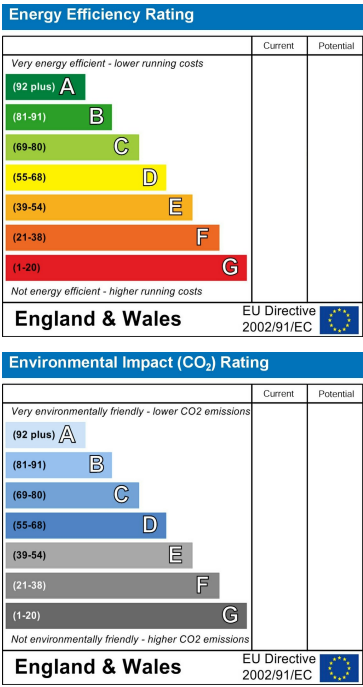
Floor Plan



Area Map



Energy Efficiency Graph



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