



**514 Stroud Crescent East, Hull, HU7 4QW**

**Asking Price £99,950**

SITUATED JUST A STROLL AWAY FROM LOCAL SHOPS AND SCHOOLS , THIS WELL PRESENTED END TERRACE HOUSE IS A FABULOUS OPPORTUNITY FOR THE FIRST TIME BUYER AND A MUST VIEW FOR THE FAMILY UNIT LOOKING FOR THAT LITTLE BIT OF EXTRA ROOM.

THE ACCOMMODATION BRIEFLY AFFORDS RECEPTION HALL, LOUNGE, FITTED DINING KITCHEN, THREE FIRST FLOOR BEDROOM AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING

WITH ENCLOSED GARDENS TO THE FRONT AND REAR AND PLEASANT OUTLOOKS ,EARLY INTERNAL INSPECTIONS ARE ENCOURAGED IN ODER TO AVOID DISAPPOINTMENT

## Reception Hall



Attractive laminate flooring, a radiator and a a useful under stairs storage cupboard.

## Cloak Room



A wash hand basin and a low level wc unit

## Lounge 15'1 x 14'7 (4.60m x 4.45m)



Again with attractive laminate flooring, window to the rear aspect and a radistor

## Dining Kitchen 15'1 x 8'8 (4.60m x 2.64m)



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel one and a half bowl sink unit with mixer tap. Windows to the front and rear aspects, laminate flooring, partially tiled walls, a radiator, plumbing for an automatic washing machine and a stainless steel over head extractor canopy.

## Landing



"Letterbox" window to the rear aspect, built in storage cupboard and a radiator.

## Bedroom One 15'1 x 8'11 (4.60m x 2.72m)



Window to the rear aspect and a radiator.

## Bedroom Two 11'11 x 8'2 (3.63m x 2.49m)



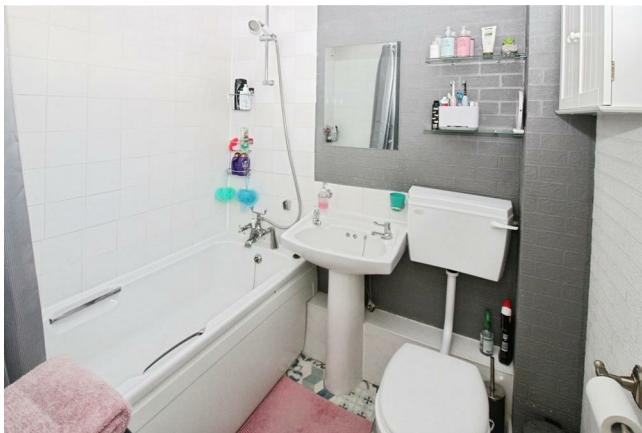
Window to the rear aspect and a radiator.

## Bedroom Three 12'1 x 5'4 (3.68m x 1.63m)



Window to the rear aspect and a radiator

Bathroom 8'9 x 6'5 (2.67m x 1.96m)



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc unit. Partially tiled walls, a shower attachment to the bath and a chrome heated towel rail.

#### Gardens



To the front of the property is a small enclosed garden laid to paving with a good size storage shed and to the rear an enclosed garden laid mainly to lawn with two paved patio areas.

#### Tenure

This property is freehold

#### Council Tax

Hull City Council - band A

#### 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.

#### 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.

#### Material Information:

Construction -Non standard construction

Conservation Area - No

Flood Risk - Very Low

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

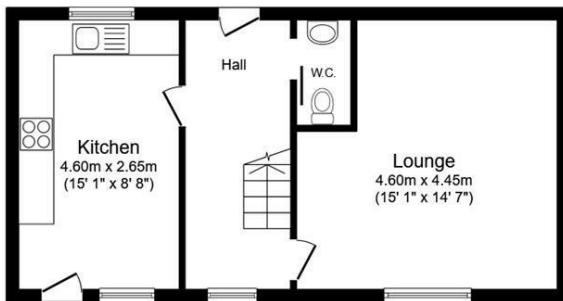
Broadband - Basic 23 Mbps Ultrafast 1000 Mbps

Coastal Erosion -No

Coalfield or Mining Area -No

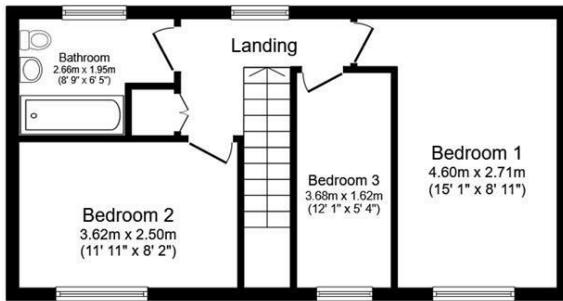
Planning -No

## Floor Plan



**Ground Floor**

Floor area 42.3 sq.m. (455 sq.ft.)



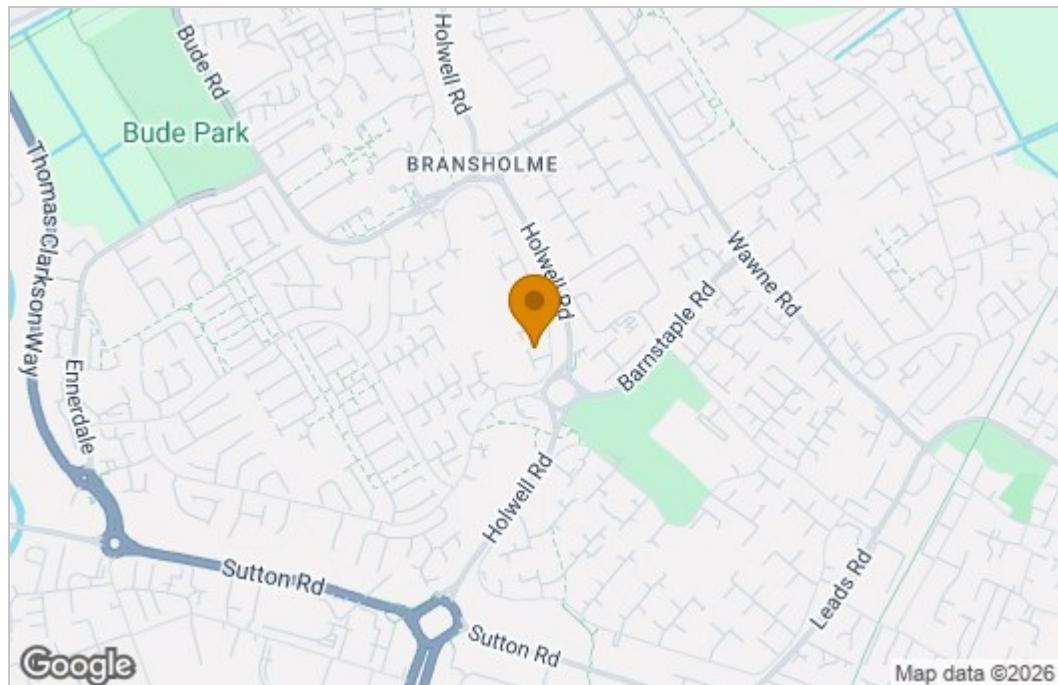
**First Floor**

Floor area 42.3 sq.m. (455 sq.ft.)

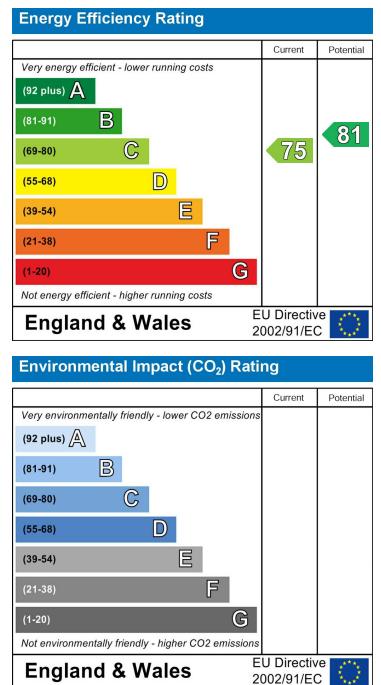
**Total floor area: 84.5 sq.m. (910 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.co.uk](http://www.Propertybox.co.uk)

## 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.