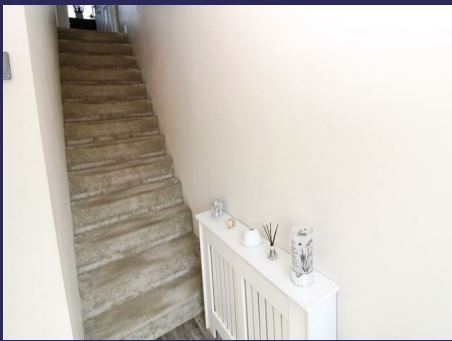


Whitakers

Estate Agents



36 Howsham Close, Hull, HU9 4BB

£149,950

Beautifully Presented Three-Bedroom Home Close to Thanet Primary School

Situated literally yards from the gates of Thanet Primary School, this beautifully presented mid-terrace property provides an excellent opportunity for the growing family and simply must be viewed to be fully appreciated.

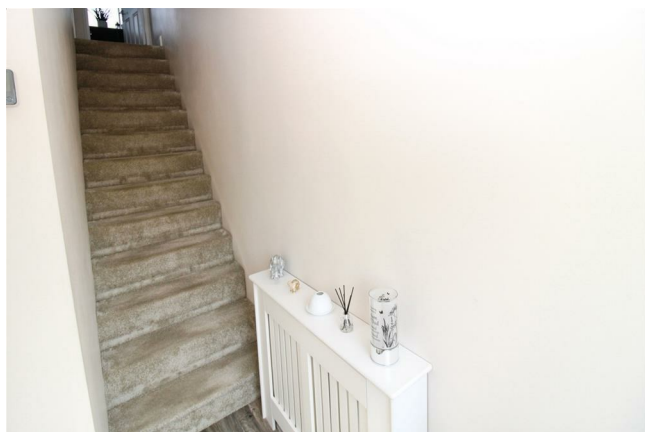
Presented in showroom condition, the accommodation briefly comprises an entrance hall, comfortable lounge, fitted dining kitchen with integrated appliances, three good-sized bedrooms and a modern bathroom featuring a luxurious spa bath.

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

Externally, the home is set within attractive gardens, with a useful outbuilding to the front garden offering a variety of potential uses. The rear garden also benefits from an interesting additional feature, adding to the property's appeal.

An impressive family home in a highly convenient location, early viewing is strongly recommended to avoid disappointment.

Entrance Hall



With staircase off and giving access to:

Lounge 14'11" x 13'1" (4.55 x 4.00)



Window to the front aspect, lovely contemporary style inset electric fire, useful under stairs storage cupboard and a contemporary style radiator.

Dining Kitchen 16'8" x 8'0" (5.10 x 2.45)



An stunning range of fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with mixer tap and star lights to the kick boards. Tiled floor and partially tiled walls, spotlights to the ceiling, , plumbing for an automatic washing machine and a dish washer, a contemporary style tall radiator and integrated appliances include a double electric oven, five ring gas hob, microwave oven, a stainless steel over head extractor canopy and a fridge/freezer.

First Floor Landing



Bedroom One 13'1" x 11'1" (4.00 x 3.40)



Window to the front aspect and a radiator.

Bedroom Two 11'1" x 10'3" (3.40 x 3.13)



Window to the rear aspect, radiator and fitted wardrobes with mirror fronted sliding doors.

Bedroom Three 10'2" x 8'10" (3.10 x 2.70)



Window to the front aspect, a radiator and a built in wardrobe.

Bathroom



A white suite to comprise a panelled "spa" bath, wash hand basin with a half pedestal and a low level dual flush wc unit. Tiled floor and walls and spotlights and star lights to the ceiling and there

is a plumbed shower unit over the bath with a shower screen to the bath side.

Gardens



To the front of the property is an enclosed garden laid to decorative aggregates with a sizeable outbuilding lending itself to a number of uses. To the rear is a garden laid to artificial lawn and paved patio area with pergola and interestingly there is a decking seating area which covers an ornamental pond housing a number of Koi Carp. There are also two brick built storage sheds.

Council Tax

Hull city Council - Band A

Tenure

This property is Freehold

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.

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.

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.

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.

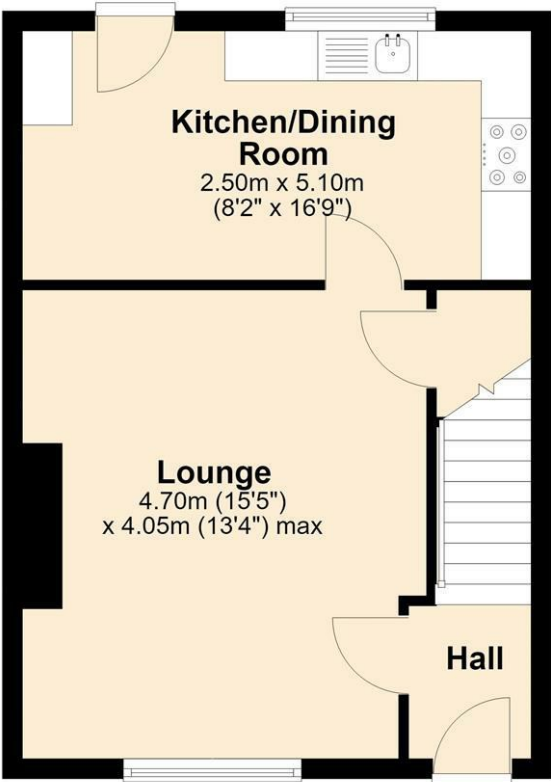
Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

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.

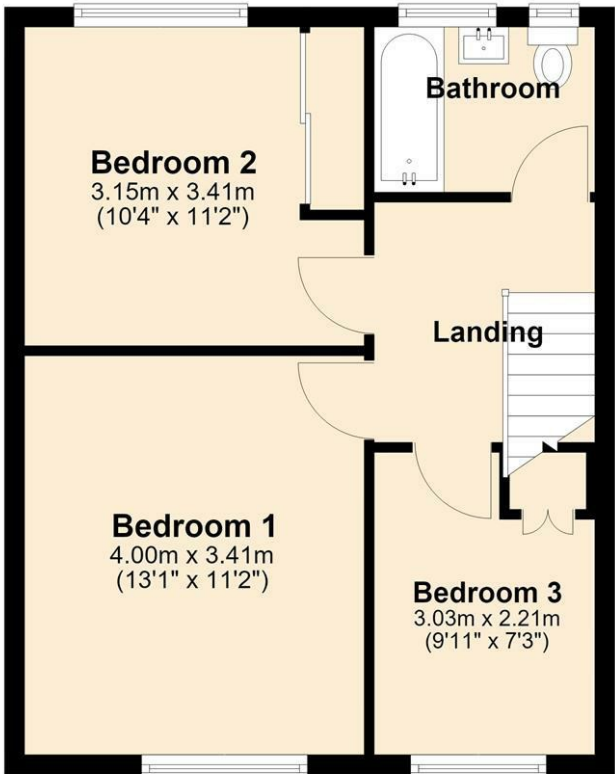
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Floor Plan

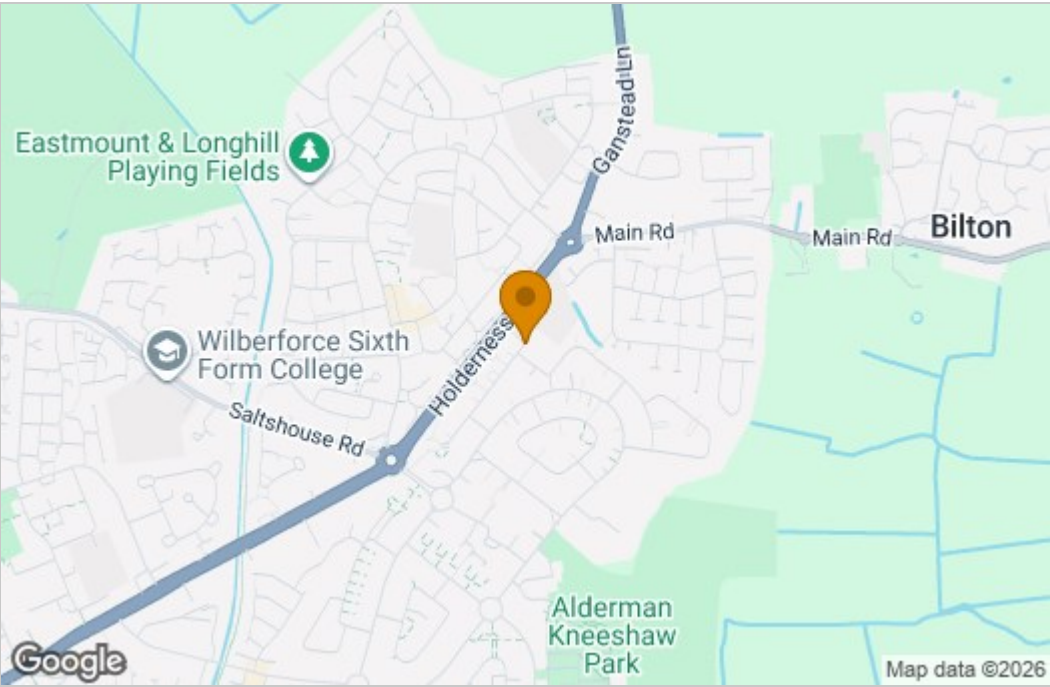
Ground Floor



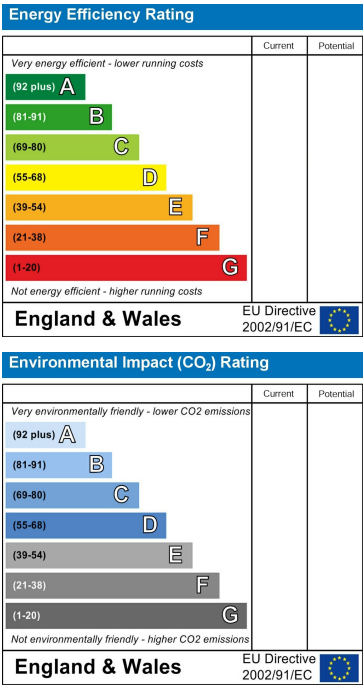
First Floor



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 firms employment has the authority to make or give any representation or warranty in respect of the property.