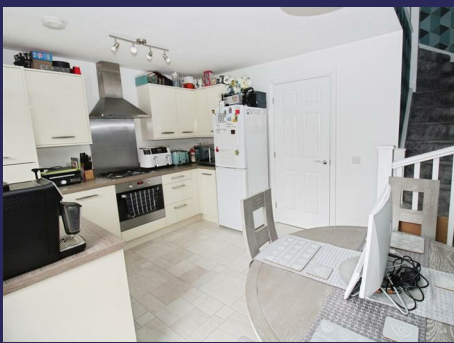


# Whitakers

Estate Agents



## 8 Twickenham Close, Hull, HU8 9FA

**Offers In The Region Of £150,000**

Tucked away in a peaceful cul-de-sac just off Bellfield Avenue, this modern end-terrace home is perfect for first-time buyers or young families looking for a comfortable, move-in-ready property in a lovely setting.

Step inside to a welcoming entrance hall with a handy cloakroom/WC, a bright and spacious lounge, and a modern dining kitchen with integrated appliances, ideal for family meals or entertaining friends. Upstairs, there are two good sized bedrooms and a well presented bathroom.

Outside, the property enjoys generous gardens, giving plenty of space for children to play or for relaxing outdoors, along with off-street parking to the front. With gas central heating, double glazing, and tasteful décor throughout, this home is ready to move straight into.

Set in a quiet spot yet close to local schools, shops, and transport links, this lovely home offers great value and convenience. Early viewing is highly recommended!

## 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

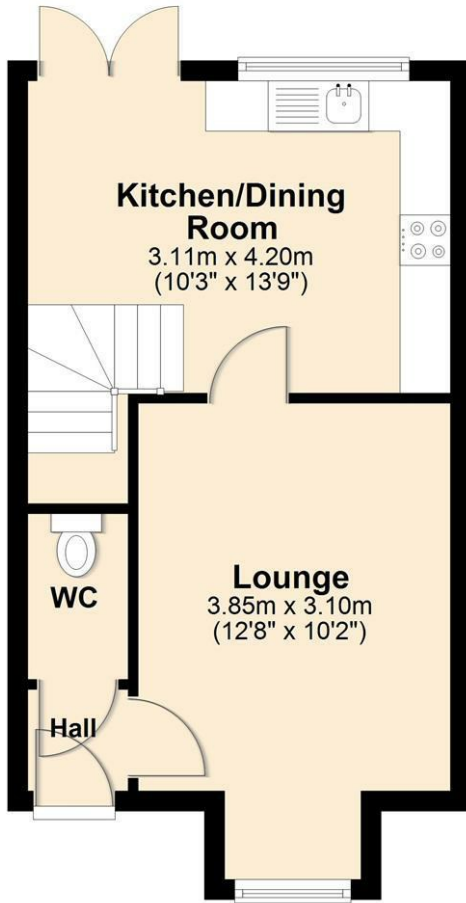
Planning -No

#### Whitakers Estate Agent Declaration:

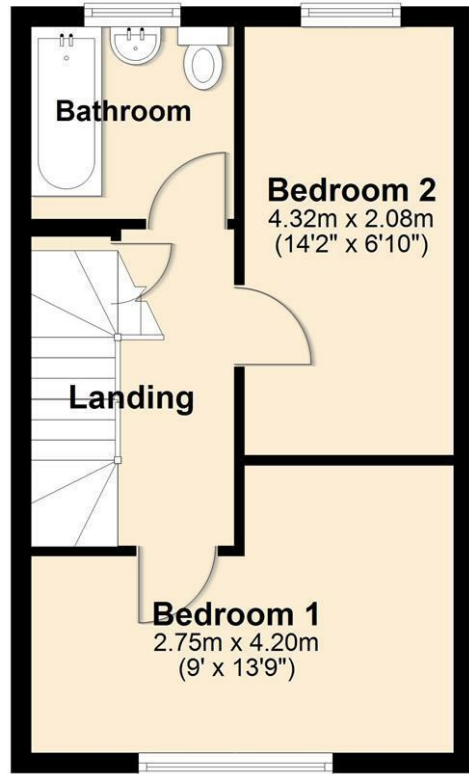
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

# Floor Plan

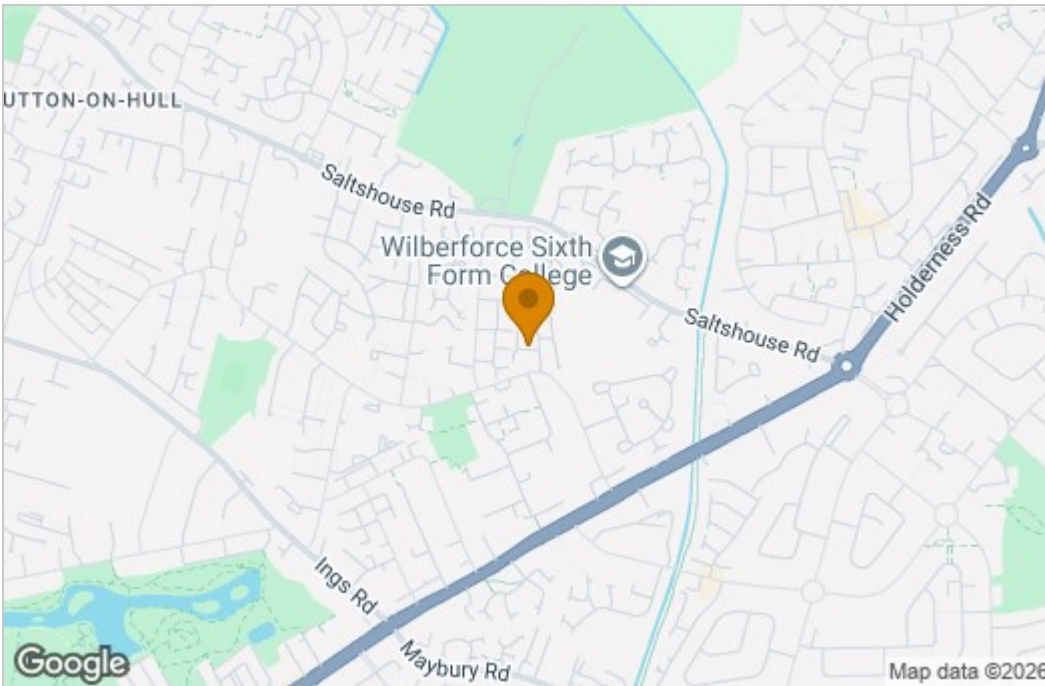
## Ground Floor



## First Floor



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.