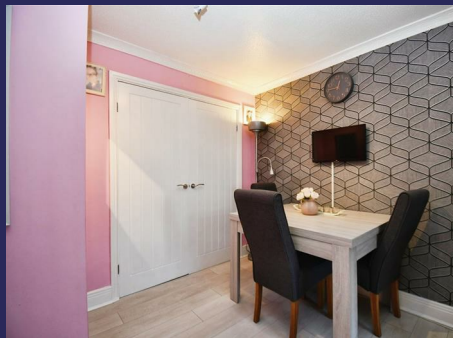


Whitakers

Estate Agents



43 Saddleworth Close, Hull, HU7 5BW

Offers In The Region Of £99,950

Whitakers are delighted to bring this lovely 3 bedroom terraced property to the market.

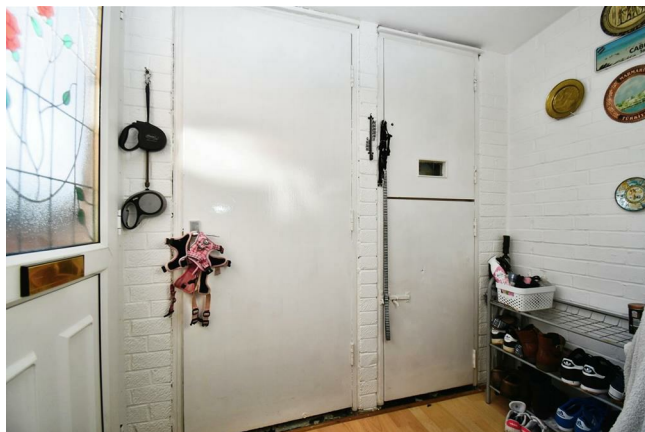
Situated in a peaceful and popular location, close to highly regarded local schools and amenities, as well as being just a short drive to Kingswood Retail Park with its wealth of retail and leisure facilities, the property would be an ideal first purchase or investment.

Offering spacious, well presented family accommodation in a sought after position, the property briefly comprises; front porch, entrance hallway, downstairs cloakroom, dining kitchen and lounge to the ground floor whilst to the first floor there are 3 bedrooms and a family bathroom.

Also benefitting from a private rear garden, gas central heating from recently installed combi-boiler and majority double glazing, early viewing is recommended!

The Accommodation Comprises

Front Porch



uPVC Entrance door into front porch with laminate flooring, storage cupboards and hardwood door into....

Entrance Hallway



With vinyl flooring, central heating radiator, storage cupboard and stairs to first floor.

Downstairs Cloakroom

With low flush wc, vinyl flooring and uPVC window.

Kitchen/Dining Room 18'7 max x 9'6 (5.66m max x 2.90m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splashbacks. 4 ring gas hob with electric fan oven below a 1 1/4 bowl composite sink. Plumbing for under counter washing machine and dish washer, space for under counter appliances, tiled flooring and uPVC window to front. Dining area features Laminate flooring, central heating radiator and double doors opening into....

Lounge 10'6 x 15'8 (3.20m x 4.78m)



With laminate flooring, central heating radiator, uPVC window to rear and external door into rear garden

First Floor Landing



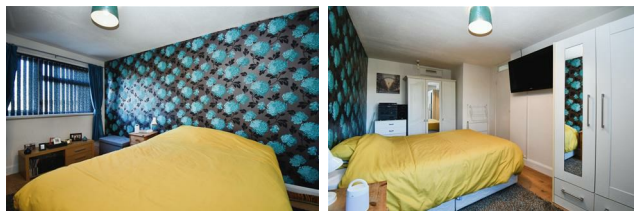
Stairs from entrance hallway for first floor landing with carpeted flooring, two storage cupboards and loft access hatch

Bedroom One 13'6 x 9'6 (4.11m x 2.90m)



With laminate flooring, central heating radiator and uPVC window to front aspect.

Bedroom Two 15'8 x 9'6 max (4.78m x 2.90m max)



With laminate flooring, central heating radiator and uPVC window to rear aspect.

Bedroom Three 8'10 x 6'7 (2.69m x 2.01m)



With laminate flooring, central heating radiator and uPVC window to rear aspect.

Bathroom 6'6 x 5'9 (1.98m x 1.75m)



Panel bath with mixer shower over and fitted shower screen, low flush wc and pedestal hand wash basin. Central heating radiator, tiled walls and uPVC window to front aspect.

Outside



To the front of the property is a small block paved courtyard with wall to perimeter whilst to the rear is a good sized low maintenance enclosed garden with paved and decked seating areas, gravelled borders, fencing to perimeters and rear gate access.

Tenure

The property is Freehold

Council Tax

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.

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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 and Tile roof

Conservation Area - No

Flood Risk - No risk

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

Broadband - Basic 9 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

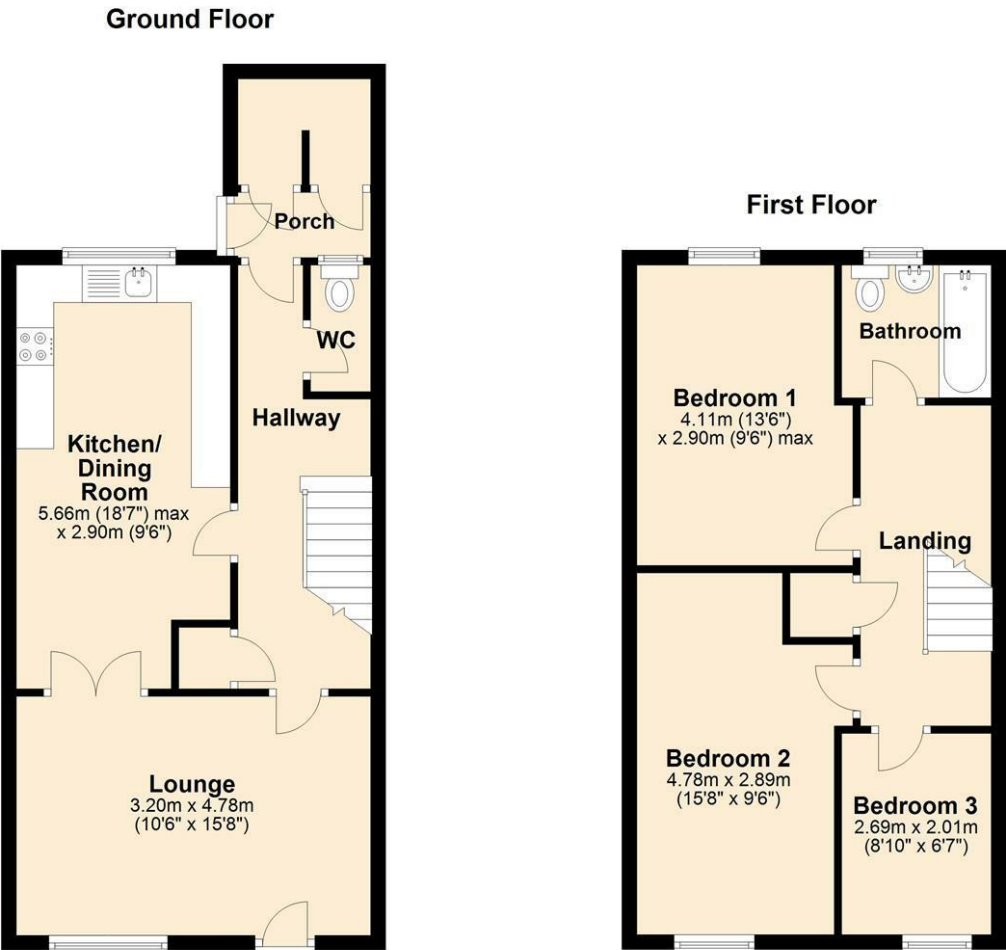
Coalfield or Mining Area - No

Planning - None specific to the property

Whitakers Estate Agent Declaration:

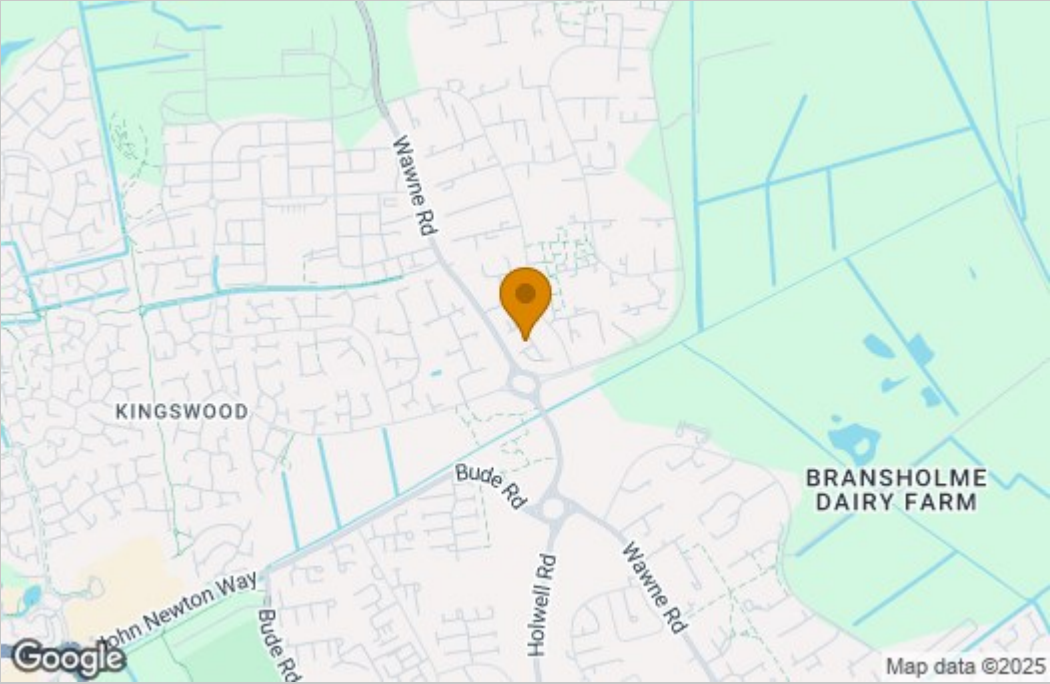
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Floor Plan

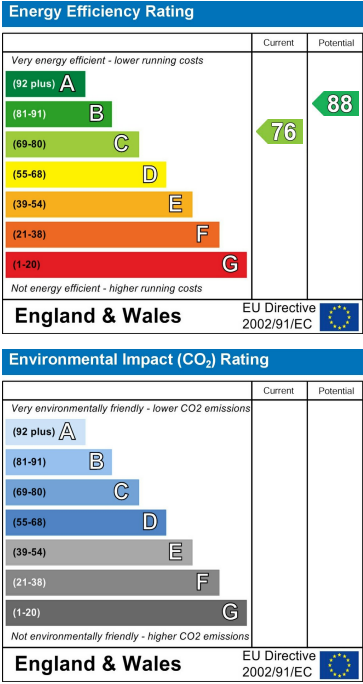


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.