



## 7 Axminster Close, Hull, HU7 4SD

**Offers In The Region Of £120,000**

SITUATED JUST A STROLL FROM THE LOCAL SHOPPING AND MEDICAL CENTRES, SCHOOLS AND TRANSPORT LINKS, THIS BRICK BUILT MODERN STYLE MID TERRACE HOUSE BOASTS A CONSERVATORY TO THE REAR ELEVATION AND TICKS ALL OF THE BOXES ON THE WISH LIST OF THE GROWING FAMILY UNIT. THE ACCOMMODATION AFFORDS STORM PORCH, ENTRANCE HALL, GROUND FLOOR CLOAK ROOM, LOUNGE, FITTED DINING KITCHEN, CONSERVATORY, THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING. ENJOYING ENCLOSED GARDENS WITH LOW MAINTENANCE IN MIND, APPOINTMENTS TO VIEW ARE ENCOURAGED.

### Storm Porch

With useful storage cupboards and access to ;

### Entrance Hall

Staircase off, laminate flooring and a radiator.

### Cloak Room



A low level wc unit, wash hand basin within a vanity unit, a radiator and half tiled walls.

### Fitted Dining Kitchen



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. window to the front aspect, partially tiled walls, plumbing for an automatic washing machine, a radiator and integrated appliances include an electric oven, four ring gas hob and a stainless steel over head extractor canopy. Opens to:

### Lounge



Window to the rear aspect, personnel door to the conservatory and a radiator.

### Conservatory



Having a tiled floor and French Doors give access to the rear garden

### First Floor Landing

With a built in storage cupboard and giving access to:

### Bedroom One



Window to the front aspect and a radiator.

### Bedroom Two



Window to the rear aspect and a radiator

### Bedroom Three



Window to the rear aspect and a radiator.

## Bathroom



A white suite to comprise panelled shower bath, wash hand basin within a vanity unit and a low level wc unit. Partially tiled walls, a chrome heated towel rail and there is a plumbed shower unit over the bath with a shower screen to the bath side.

## Gardens



There are enclosed gardens to the front and rear of the property which are laid to decorative aggregates.

## Council Tax

Hull City Council - band A

## 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.

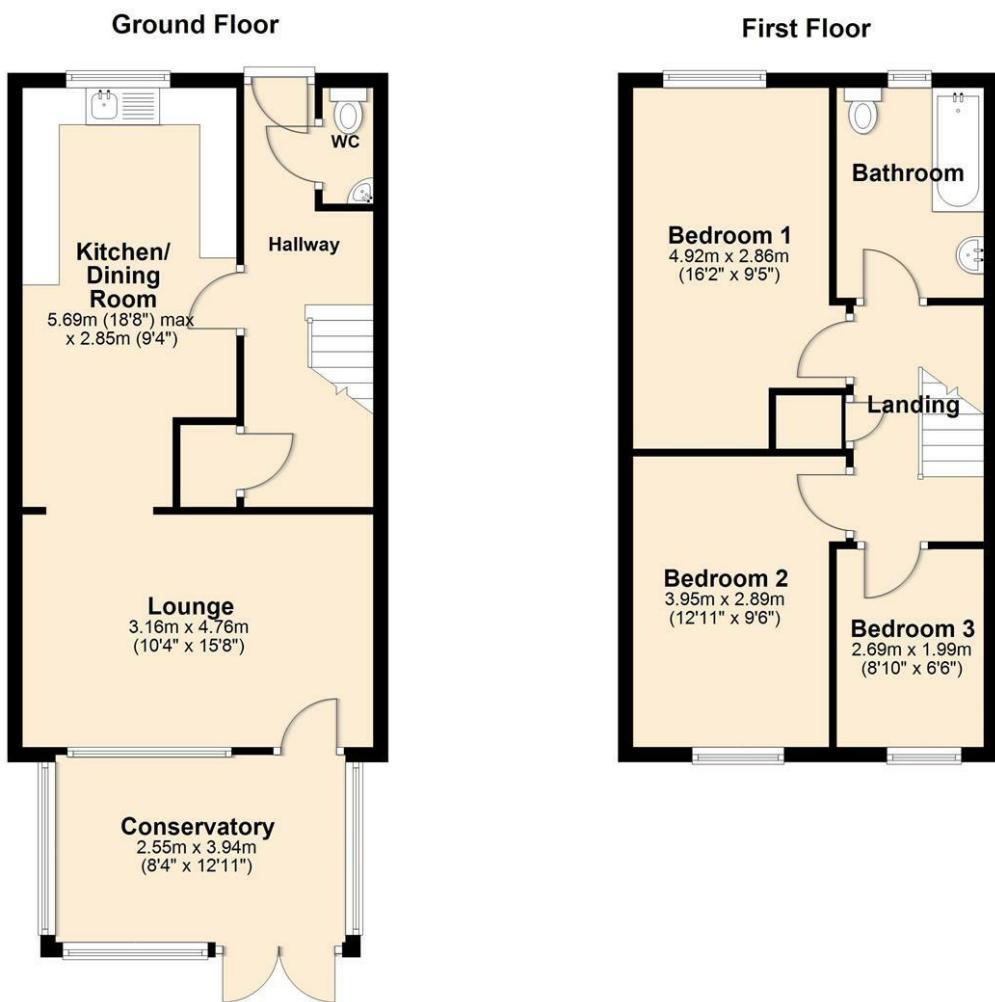
## Free Market Appraisals/Valuations

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.

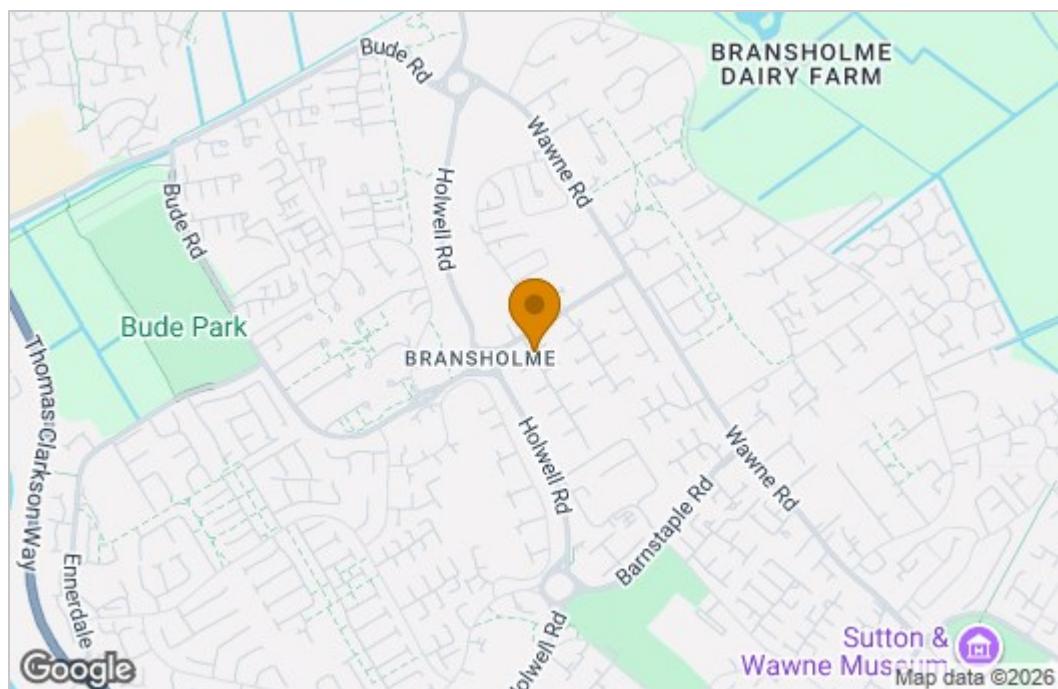
## Material Information:

Construction - Brick under 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

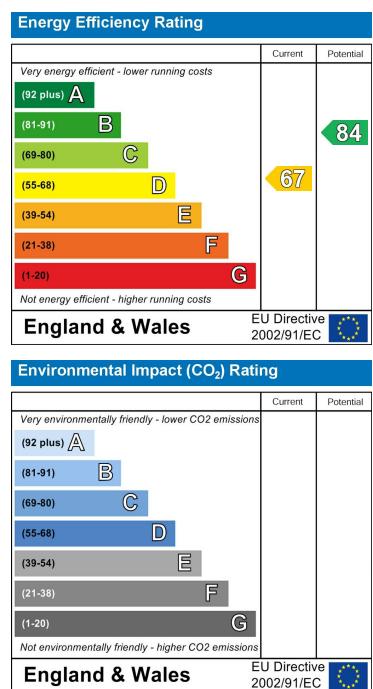
## Floor Plan



## 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.